

PLANS LIST 10 OCTOBER 2012**BRIGHTON & HOVE CITY COUNCIL
LIST OF APPLICATIONS DETERMINED BY THE HEAD OF PLANNING &
PUBLIC PROTECTION UNDER DELEGATED POWERS OR IN
IMPLEMENTATION OF A PREVIOUS COMMITTEE DECISION****PATCHAM****BH2012/00667****Patcham Place London Road Brighton**

Change of use of former youth hostel (Sui Generis) to offices (B1) and training facilities (D1). (Development is in the South Downs National Park).

Applicant: Kingspan Developments Limited (KSD)

Officer: Liz Arnold 291709

Approved on 11/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the information provided in the letter from Dale Mayhew received on the 14th May 2012, the development hereby permitted shall not be occupied until details of car parking (including disabled parking) have been submitted to and approved in writing by the Local Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reasons: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway and to comply with policies TR1 and TR19 of the Brighton & Hove Local Plan and Supplementary Planning Guidance on Parking Standards.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Ground Floor Plan	PP001		15th March 2012
Block Plan as Existing	P02		21st March 2012
First Floor Plan	PP002		15th March 2012
Attic and Cellar Plans	PP003		15th March 2012

'Courtyard' Block Plan as Existing	PP004		15th March 2012
Letter			14th May 2012
Letter			3rd September 2012

5) UNI

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

BH2012/01253

25 Stoneleigh Avenue Brighton

Erection of two bedroom semi-detached residential dwelling to replace existing garages.

Applicant: Mr R Laundon

Officer: Anthony Foster 294495

Refused on 07/09/12 DELEGATED

1) UNI

The proposed dwelling is of a poor design by reason of its scale, bulk, massing and detail, which does not emphasise the key design principles of the local neighbourhood, failing to take into account the design of existing buildings and the layout and character of the street scene, as such would have harmful impact upon the character and appearance of the existing property and street scene, contrary to policies QD1, QD2, and QD14 of the Brighton & Hove Local Plan.

BH2012/01905

Plots 1 & 2 Braypool Lane Brighton

Erection of conservatory with pitched roof to rear of each property.

Applicant: Mr M Ince

Officer: Wayne Nee 292132

Refused on 31/08/12 DELEGATED

1) UNI

The proposed rear conservatories would result in an overdevelopment of the plot, resulting in inadequate usable amenity space for the size of the existing dwellings. The proposal is therefore contrary to policy HO5 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear conservatories are of an inappropriate design and thus would fail to integrate effectively with the existing dwellings including the wider countryside location and thereby would be contrary to policies QD2, QD14 and NC6 of the Brighton & Hove Local Plan.

BH2012/01919

17 Old Patcham Mews Brighton

Replacement of existing timber front door with a composite door.

Applicant: Mrs Brenda Cabell

Officer: Pete Campbell 292359

Approved on 11/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the

approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan and block plan			09/07/2012
Proposed door photograph			17/07/2012
Door detail brochure			21/06/2012

3) UNI

The existing door furnishings should be reused or replacements used that are made of metal, matching in colour the existing furnishings.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2012/01947

255 Carden Avenue Brighton

Demolition of part of existing house and erection of 1 no one bedroom dwelling adjoining 255 Carden Avenue.

Applicant: Mr & Mrs Allan Collins

Officer: Anthony Foster 294495

Refused on 03/09/12 DELEGATED

1) UNI

The proposed house, by virtue of its siting, prominence, design and size would appear as a wide and bulky side projection and incongruous rear roof slope which would be detrimental to the character and appearance of the existing house, the character and appearance of the street scene and unbalance this pair of semi-detached houses. The proposed development would fail to enhance the positive qualities of the neighbourhood and result in plot sizes which are not in keeping with the wider area generally. The proposal is therefore contrary to policies QD1, QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by virtue of its siting, size and massing would result in the proposal appearing overbearing, particularly when viewed from the existing property, no. 255 Carden Avenue, and would result in loss of light and outlook to this property. As such the proposal would adversely impact on the residential amenity of this property and is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01981

28 Highfield Crescent Brighton

Erection of raised timber decking to rear with screen, balustrade and steps to rear garden. (Part retrospective)

Applicant: Mr Jasbir Johal

Officer: Wayne Nee 292132

Refused on 04/09/12 DELEGATED

1) UNI

The proposed raised timber decking, due to its elevated height and its location close to neighbouring boundaries, would represent an un-neighbourly and overbearing addition for nearby residents by reason of an increased sense of overlooking and loss of privacy, which would be to the detriment of their residential amenity. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01982**59 Wilmington Way Brighton**

Loft conversion incorporating hip to gable roof extension, a rear dormer and 1no rooflight to front roof slope. Installation of rooflight at ground floor level to rear.

Applicant: Corinne Barnard

Officer: Pete Campbell 292359

Refused on 03/09/12 DELEGATED

1) UNI

The proposed hip to gable extension, rear dormer and front rooflight by reason of their size and design would adversely impact upon the appearance and character of the dwelling, and the neighbouring attached property of no.57, and as such are contrary to SPGBH1 and policy QD14 of the Brighton & Hove Local Plan.

BH2012/01984**2 Craignair Avenue Brighton**

Erection of single storey rear extension.

Applicant: John Snell

Officer: Pete Campbell 292359

Approved on 18/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan	JS-003		24/07/2012
Block plan	JS-002		17/07/2012
Existing and proposed plans	JS/2CA/001B		17/07/2012

BH2012/02139**96 Carden Avenue Brighton**

Erection of single storey rear extension and installation of windows to side elevation.

Applicant: Mr Larry Pearce

Officer: Pete Campbell 292359

Refused on 19/09/12 DELEGATED

1) UNI

The proposal is overly dominant and excessive in terms of both design and scale, to the detriment of the appearance and character of both the property and the surrounding area. The application is therefore contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

BH2012/02199**61 Cuckmere Way Brighton**

Demolition of existing conservatory and erection of single storey rear and side extensions.

Applicant: Mr Steve Knowles

Officer: Pete Campbell 292359

Approved on 06/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing plans	457/02		12/07/2012
Proposed plans	457/01		12/07/2012

BH2012/02235**20 Highfield Crescent Brighton**

Certificate of lawfulness for proposed hip to gable roof extension with rear dormer and rooflights to front elevation.

Applicant: PDN Developments

Officer: Louise Kent 292198

Approved on 13/09/12 DELEGATED

BH2012/02280**5 Bengairn Avenue Brighton**

Certificate of lawfulness for proposed erection of single storey rear extension and installation of window to side elevation.

Applicant: Mr Shaun Grice

Officer: Wayne Nee 292132

Approved on 18/09/12 DELEGATED

BH2012/02287**6 Barrhill Avenue Brighton**

Certificate of Lawfulness for proposed hip to gable roof extension incorporating rear dormer and rooflights to front.

Applicant: Mr & Mrs Hearn

Officer: Robin K Hodgetts 292366

Approved on 14/09/12 DELEGATED

PRESTON PARK

BH2011/03490

Eastwoods 251-253 Ditchling Road Brighton

Erection of 8no four bedroom and 1no five bedroom terraced houses with associated parking. (Part retrospective).

Applicant: Cook Brighton Ltd

Officer: Aidan Thatcher 292265

Approved on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

3) UNI

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

5) UNI

Prior to the occupation of development on site, detailed drawings, including levels, sections and constructional details of the proposed access to the highway and footway reinstatement works, surface water drainage, outfall disposal and any street lighting to be provided, shall be submitted to the Planning Authority and be subject to its approval, in consultation with this Authority. The works shall be fully completed prior to the occupation of the development.

Reason: In the interests of highway safety, for the benefit and convenience of the public at large and to comply with Local Plan policy TR1, TR7, and TR8

6) UNI

Within 2 months of the date of this permission, full details of a scheme requiring the removal/covering of the plastic expansion joints shall be submitted to and be approved in writing by the Local Planning Authority. The works shall be fully completed prior to the occupation of the units and be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development to preserve the character and appearance of the Conservation Area and to comply with policies

QD1, QD2, QD3 and HE6 of the Brighton & Hove Local Plan.

7) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

9) UNI

The development hereby approved shall not be occupied until details of external lighting to the proposed access road have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority prior to the occupation of the residential units.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

10) UNI

The development hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

11) UNI

The development hereby approved shall not be occupied until samples of the materials to be used in the construction of the access road and parking area of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to its occupation.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

12) UNI

The area marked on plan no. 3366.PL.01B as "Area to be re-laid in burnt oak" shall take place within 3 months of the date of this permission and shall be completed prior to the occupation of the development and thereafter be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

13) UNI

Any remaining breeze block walls within the development shall be rendered

within 3 months of the date of this permission, and shall be left natural or be painted to match the rear walls of the adjacent properties.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

14) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed site plan	3366.PL.01B		12.06.12
Proposed ground floor plans	3366.PL.02A		27.01.12
Proposed first and second floor plans	3366.PL.03		08.12.11
Proposed elevations	3366.PL.04A		27.01.12
Lifetime homes site plan	3366.PL.05		27.01.12
Lifetime homes typical floor plans	3366.PL.06		27.01.12
Landscaping and Planting	3366.PL.07		27.01.12
Rear elevation of boundary wall	3366.PL.08		27.01.12
Drainage Layout	51C		02.02.12
Drainage Details	52		14.11.11
Previously approved proposed site plan	667401F		08.12.11
Previously approved proposed floor plans	667402D		08.12.11
Previously approved proposed elevations and sections	667403E		08.12.11
Previously approved proposed site section	667404A		08.12.11
Previously approved proposed elevations	ARA L03B		08.12.11
Previously approved proposed elevations	Unreferenced		08.12.11
Previously approved proposed house type 2	ARA L05B		08.12.11

15) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved and be retained a such thereafter.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

16) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

17) UNI

The first and second floor windows in the side (north and south elevations), together with the rear first floor window to the northern projection of unit 9 (bedroom 4) shall not be glazed otherwise than with obscured glass, fixed shut

and thereafter permanently be retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

18) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

19) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

20) UNI

All new windows in the development hereby approved shall be painted softwood and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2012/01144

31 Chester Terrace Brighton

Loft conversion incorporating rear dormer, rooflights front and rear, single storey ground floor rear extension and new roof covering.

Applicant: Mr Richard Stobart

Officer: Pete Campbell 292359

Approved on 12/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing plans	437/02		13/04/2012
Proposed plans	437/01		10/07/2012

5) UNI

No development shall take place until samples of the roof covering to be used on the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

The proposed dormer window shall be a painted softwood, double hung vertical sliding sash with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2012/01694

37 Highcroft Villas Brighton

Erection of single storey rear extension incorporating UPVC folding doors and glazed roof.

Applicant: Mr M Simon

Officer: Wayne Nee 292132

Approved on 30/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing	001		31 May 2012
Proposed	002		31 May 2012
Location plan	003		31 May 2012

BH2012/01911**Flat 2 24 Ditchling Rise Brighton**

Loft conversion incorporating front and rear rooflights and side window.

Applicant: Mr K Ayers

Officer: Pete Campbell 292359

Approved on 05/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan			05/07/2012
Existing and proposed plans	KA/001 A		23/08/2012

BH2012/01959**First Floor Flat 77 Stanford Avenue Brighton**

Loft conversion incorporating rear dormer and velux rooflights to front, rear and side.

Applicant: Mr David Martin

Officer: Anthony Foster 294495

Approved on 19/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) BH12.03

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Floor Plan and Sections	002B		4 July 2012
Block Plan	004 B		25 July 2012
Site Location	001C		25 July 2012
Proposed Floor Plan and Sections	003C		12 September 2012

BH2012/02007

98 Chester Terrace Brighton

Installation of external gas meter adjacent to front elevation bay window.

Applicant: Mr Richard Harvey

Officer: Chris Swain 292178

Approved on 05/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Plan			11 July 2012
Block Plan			11 July 2012
Annotated photograph			7 August 2012
Proposed diagram			7 August 2012

BH2012/02140

75 Chester Terrace Brighton

Demolition of existing garages and erection of pitched roof garage and garden room.

Applicant: Ms Edana Minghella

Officer: Louise Kent 292198

Approved on 13/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the details shown on drawing no. 1211/3, the two garage doors on Lucerne Road in the development hereby permitted shall be of painted timber with vertical boarding in a traditional design and full details of these shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall be implemented in strict accordance with the approved details and thereafter be retained as such.

Report from: 30/08/2012 to: 19/09/2012

Reason: To ensure a satisfactory appearance to the development in interests of the visual amenities of the area and to comply with policies HE6, QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location and block plans	1211/1		19 July 2012
Existing plan and elevations	1211/2		9 July 2012
Proposed plan and elevations	1211/3		9 July 2012

BH2012/02159

79A Beaconsfield Villas Brighton

Replacement of existing timber framed windows with new Duration Heritage aluminium framed windows and installation of new timber garage doors.

Applicant: Mr Krishna Money

Officer: Pete Campbell 292359

Approved on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan	WHITEHOUSE/SITE/001		12/07/2012
Window specification information			09/08/2012
Garage door details			09/08/2012
Existing ground and first floor and elevations	WHITEHOUSE/GRD/002 A		23/07/2012
North elevation existing and proposed	WHITEHOUSE/PROP/004		23/07/2012
Proposed ground and first floors and elevations	WITEHOUSE/PROP/003D		10/09/2012

BH2012/02191

180 Havelock Road Brighton

Loft conversion incorporating rooflights to front and rear and dormer to rear.

Applicant: Mr & Mrs Shepherd

Officer: Pete Campbell 292359

Approved on 11/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review

Report from: 30/08/2012 to: 19/09/2012

unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) BH12.05A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan	0212-12-04		17/07/2012
Block plan	0212-12-03		17/07/2012
Existing and proposed floor plans	0212-12-02A		10/09/2012
Existing and proposed elevations	0212-12-01A		10/09/2012

BH2012/02218

24 Chester Terrace Brighton

Loft conversion with rooflight to front roofslope.

Applicant: Bob Oldhan

Officer: Robin K Hodgetts 292366

Approved on 31/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.05

The rooflights in the approved development shall be of 'conservation style' fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Floor plan, elevations and site plan	OL/01		13/07/12

REGENCY

BH2012/01544

48-50 East Street Brighton

Display of non illuminated fascia signs and projecting sign.

Applicant: Hobbs

Officer: Helen Hobbs 293335

Approved on 30/08/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

BH2012/01587

51 Ship Street Brighton

Installation of lead flashings into mortar chase to gable wall structure between 51 Ship Street and approved development rear of 32-38 North Street and 40-44 Ship Street.

Applicant: CIP Property (AIP) Ltd

Officer: Christopher Wright 292097

Approved on 04/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

BH2012/01616

18 North Street Brighton

Display of internally illuminated fascia and hanging sign.

Applicant: American Apparel

Officer: Helen Hobbs 293335

Refused on 30/08/12 DELEGATED

1) UNI

The proposed fascia and sign represent incongruous additions to the building and would harm the character and appearance of the Old Town Conservation Area by reason of their materials and design. The signage is therefore contrary to policies QD12 and HE9 of the Brighton & Hove Local Plan, and to provisions of SPG07: Advertisements which require advertisements and shop-front signage a positive contribution to local areas and street frontages.

BH2012/01646

52 Norfolk Square Brighton

Display of externally illuminated and non-illuminated fascia signs.

Applicant: Countrywide Estate Agents

Officer: Christopher Wright 292097

Approved on 06/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2012/01857

Flat 2 53 Montpelier Road Brighton

Internal alterations to layout of flat.

Applicant: Mrs H M Leigh

Officer: Clare Gibbons 292454

Refused on 11/09/12 DELEGATED

1) UNI

The proposed alterations, including the addition of partitions and doors, would introduce clutter into a principal room and cause harm to the historic character and proportions of the Grade II listed building, contrary to policy HE1 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Guidance SPGBH11 (Listed Building Interiors).

BH2012/01918

126A Western Road Brighton

Replacement of existing windows with UPVC double glazed windows to front elevation (Retrospective).

Applicant: Goodwood Investments Ltd

Officer: Robert McNicol 292322

Refused on 30/08/12 DELEGATED

1) UNI

By virtue of being constructed from an inappropriate material, having excessively thick frames and unattractive opening patterns, the proposed UPVC windows are an inappropriate and poor quality design which detracts significantly from the appearance of the recipient property and are unsympathetic to the architectural character of the wider Montpelier & Clifton Hill conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/01957

Cecil House Hotel 126 Kings Road Brighton

Removal of existing infill structure to yard. Erection of single storey rear extension and replacement of existing roof coverings and rainwater goods.

Applicant: Mr Stephen Hipwell

Officer: Jason Hawkes 292153

Approved on 03/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH05.08A

No development shall take place until a written Waste Minimisation Statement, in accordance with Supplementary Planning Document 03: Construction and Demolition Waste, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

3) BH13.01

No works shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) BH13.03

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	247/P/01		9th July 2012
Block Plan	247/P/02		9th July 2012
Existing Layout and Elevations	247/P/03		9th July 2012
Door & Window Elevations	247/P/05A		21st August 2012
Proposed Layout & Elevations	247/P/04A		21st August 2012

6) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the walls of the extension shall be smooth rendered to ground level to match the existing extension and shall not have bell mouth drips above the damp proof course or above the windows or door openings.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the existing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01958

Cecil House Hotel 126 Kings Road Brighton

Removal of existing infill structure to yard. Erection of single storey rear extension and replacement of existing roof coverings and rainwater goods.

Applicant: Mr Stephen Hipwell

Officer: Jason Hawkes 292153

Approved on 03/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) BH13.01

No works shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) BH13.03

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the walls of the extension shall be smooth rendered to ground level to match the existing extension and shall not have bell mouth drips above the damp proof course or above the windows or door openings.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the render work shall not use metal or plastic expansion joints, corner or edge render beads and shall be painted in a smooth masonry paint to match the existing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01972

2 Clifton Hill Brighton

Erection of rear garden shed to replace existing and a bicycle store.

Applicant: Mr Andrew Collin

Officer: Christopher Wright 292097

Approved on 10/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

BH2012/01973

2 Clifton Hill Brighton

Erection of rear garden shed to replace existing and a bicycle store.

Applicant: Mr Andrew Collin

Officer: Christopher Wright 292097

Approved on 10/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Design and Access Statement			19 July 2012
Existing and Proposed Location and Block Plans	(10)000		28 June 2012
Proposed Site Plan	(11)001		28 June 2012
Proposed External Shed Elevations	(59)001		28 June 2012

BH2012/02156

Kiosk at 82 North Street Brighton

Change of use from sandwich bar (A1) to mixed use A1/A5 to include hot food take-away, incorporating external alterations.

Applicant: Starvin Marvin

Officer: Mark Thomas 292336

Approved on 06/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed plans, elevations and section	0176.02	Revision E	6th September 2012
Proposed front elevation and section detail	0176.05	Revision E	6th September 2012
Existing front elevation	0176.04		12th July 2012
Existing plans, elevations and section	0176.01		12th July 2012
Site and location plan	0176.03		12th July 2012

Report from: 30/08/2012 to: 19/09/2012

3) UNI

The premises shall not be used to operate a take away food vehicle delivery service.

Reason: In the interests of road safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 07.30 to 23.30 Monday to Friday, and 08.00 to 23.00 Sunday and Bank Holidays, nor shall the extraction unit hereby approved be used outside of these hours.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

BH2012/02169

George IV Mansions 35-36 Regency Square Brighton

Replacement of main roof coverings with new slate tiles and replacement of existing felt and asphalt gutters with lead.

Applicant: George IV Mansions (Brighton) RTN Co Ltd

Officer: Jason Hawkes 292153

Approved on 12/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

No development shall commence until further details of the roof coverings, including a sample of the proposed slate and details of the proposed insulation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained as such.

Reason: To preserve the historic character and appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed roof layout			12th July 2012
Block plan			12th July 2012
Location plan			12th July 2012

BH2012/02170

George IV Mansions 35-36 Regency Square Brighton

Replacement of main roof coverings with new slate tiles and replacement of existing felt and asphalt gutters with lead.

Applicant: George IV Mansions (Brighton) RTN Co Ltd

Officer: Jason Hawkes 292153

Approved on 06/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

No development shall commence until further details of the roof coverings, including a sample of the proposed slate and details of the proposed insulation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the agreed details and thereafter retained as such.

Reason: To preserve the historic character and appearance of the listed building and in accordance with policies HE1 and HE4 of the Brighton & Hove Local Plan.

BH2012/02184

111 Dyke Road Brighton

Refurbishment of existing shopfront including cladding of facing brickwork and rendering of parapet wall and pediment.

Applicant: Mishon MacKay

Officer: Robert McNicol 292322

Approved on 10/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing elevation	8652-P-001P1		13 July 2012
Proposed elevation	8652-P-002P2		14 August 2012
Existing and proposed floor plan	8652-P-003P1		13 July 2012

BH2012/02243

Unit 4 11 - 12 North Street Brighton

Installation of new shopfront to replace existing.

Applicant: Tiger Retail Limited

Officer: Christopher Wright 292097

Approved on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Shop Front Existing and Proposed Plans, Elevations	1657P001		16 July 2012
Shop Front Existing and Proposed Sections	1657P002		16 July 2012

OS Block Plan			16 July 2012
OS Location Plan			31 July 2012
Existing Ground Floor Plan* *This plan is in fact 'pre-existing'. All fittings/furnishings shown on the plan have been removed.			1 August 2012

BH2012/02244

Unit 4 11 - 12 North Street Brighton

Display of externally illuminated fascia sign and projecting sign and non illuminated window vinyls.

Applicant: Tiger Retail Limited

Officer: Christopher Wright 292097

Approved on 18/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2012/02474

21 Castle Street Brighton

Certificate of lawfulness for an existing roof terrace to rear.

Applicant: Mr Christopher Beasley

Officer: Helen Hobbs 293335

Approved on 06/09/12 DELEGATED

BH2012/02539

Communal garden at 23-28 Vernon Terrace Brighton

T1 Poplar - reduce and re-shape crown by 40% to give a smaller tree in outside dimensions with as natural a shape as possible; T2 Holly - reduce and re-shape crown by 30% to give a smaller tree in outside dimensions with as natural a shape as possible; T3 Pittosporum - reduce and re-shape crown by 50% to give a smaller tree in outside dimensions with as natural a shape as possible.

Applicant: Southern Housing Group

Officer: Di Morgan 292929

Approved on 31/08/12 DELEGATED

BH2012/02635

42B Norfolk Square Brighton

Application for Approval of Details Reserved by Conditions 2 and 3 of application BH2012/01403

Applicant: Miss Lesley Sealey

Officer: Mark Thomas 292336

Approved on 17/09/12 DELEGATED

ST. PETER'S & NORTH LAINE

BH2012/00740

The Open Market Marshalls Row & Francis Street Brighton

Application for Approval of Details Reserved by Condition 38 of application BH2010/03744.

Applicant: Hyde Group & The Brighton Open Market CIC

Officer: Kate Brocklebank 292175

Approved on 12/09/12 DELEGATED

BH2012/01741

26-28 Surrey Street Brighton

Removal of 2no existing awnings and installation of 1no awning.

Applicant: Pro-Fiscal

Officer: Richard Elder 292321

Refused on 30/08/12 DELEGATED

1) UNI

The proposed awning and white aluminium housing, by virtue of its non-traditional design, bulky appearance, inappropriate colour and materials and insensitive position on the frontage, is unacceptable and would have a detrimental impact

upon the character and appearance of the building, surrounding conservation area and the setting of the listed railway station opposite. As such, the proposal would fail to accord with Policies QD5, QD11, HE3 and HE6 of the Brighton & Hove Local Plan 2005 and SPD02 (Shop Front Design).

BH2012/01800

8 - 11 Pavilion Buildings Brighton

Installation of condenser unit to first floor flat roof (retrospective).

Applicant: The Royal Bank of Scotland Group Plc

Officer: Chris Swain 292178

Approved on 31/08/12 DELEGATED

1) UNI

Noise associated with the air conditioning unit shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(A) below the existing LA90 background noise level. Rating Level and existing background noise levels to be determined as per the guidance provided in BS 4142:1997.

Reason: To safeguard the amenities of the locality and to comply with policies QD27 and SU10 of the Brighton & Hove Local Plan.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing and proposed plans and elevations	6190/GA/E4		6 July 2012
First floor ventilation services layout	E6644/M/02		6 July 2012
Ground floor ventilation services layout	E6644/M/02		3 July 2012
Site location plan			13 June 2012
Ground floor plan			6 July 2012
Existing first floor general arrangement	6190/PL/01		6 July 2012

BH2012/01801

8 - 11 Pavilion Buildings Brighton

Installation of condenser unit to first floor flat roof with associated alterations including internal duct work (retrospective).

Applicant: The Royal Bank of Scotland Group Plc

Officer: Chris Swain 292178

Approved on 31/08/12 DELEGATED

BH2012/01824

13 Lewes Road Brighton

Change of use to sandwich bar (A1) with associated alterations including creation of a service hatch and installation of an awning to the front elevation.

Applicant: Mr Michael Massingham

Officer: Wayne Nee 292132

Refused on 10/09/12 DELEGATED

1) UNI

The proposed service hatch, by reason of design and the reduction in size of the shop window, would result in an unsympathetic alteration that would detract from the character and appearance of the existing building to the detriment of the

street scene and the surrounding area. As such the proposal is contrary to policies QD5 and QD10 of the Brighton & Hove Local Plan, and Supplementary Planning Document on Shop Front Design (SPD02).

BH2012/01846

33 Marlborough Place Brighton

External alterations to rear garden including repaving with sandstone pavers, installation of brick planters and repainting of walls.

Applicant: Ms Lyn Turpin

Officer: Jonathan Puplett 292525

Approved on 10/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

No development shall take place until full details and samples of the paving, and the bricks for the planters hereby approved have been submitted to and approved in writing by the Local Planning Authority. The details of the paving shall include dimensions of the stones to be used. Works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01868

23 Tidy Street Brighton

Installation of new lightwell to pavement and timber sash window at basement level to front elevation.

Applicant: Mr Elliot Daly

Officer: Pete Campbell 292359

Approved on 07/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The new masonry work and works of making good shall be smooth rendered in a cement/lime/sand render mix and painted to exactly match the rest of the elevation.

Reason: To ensure the satisfactory appearance to the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until details of the new sash window and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections shall be submitted to and approved by the local planning authority in writing and the works shall be carried out and completed fully in accordance with the details and maintained as such thereafter, and the windows shall be painted timber vertical sliding sashes with concealed trickle vents.

Reason: As insufficient information has been submitted, to ensure the satisfactory appearance to the development and to comply with policy HE 6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan			18/06/2012
Block plan			18/06/2012
Front elevation - existing			12/07/2012
Existing floor plans			12/07/2012
Basement floor plan - proposed			13/07/2012
Section - existing and proposed			13/07/2012
Front elevation proposed			31/08/2012
Grill, lightwell			31/08/2012
Lightwell section			31/08/2012
Light well box sash window			31/08/2012

BH2012/01931

12 Queen Square Brighton

Partial change of use from B1(offices) to D1 education and training.

Applicant: DV8 Training

Officer: Sue Dubberley 293817

Approved on 17/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Plan	unnumbered		25/06/12
Existing floor plans	0627-LP-001		25/06/12
Proposed floor plans	0627-LP-001		25/06/12

BH2012/01945

8-11 Pavilion Buildings Brighton

Display of internally illuminated fascia signs, ATM surrounds and digital screen and non illuminated lettering and window vinyl (part-retrospective).

Applicant: The Royal Bank of Scotland Group Plc

Officer: Chris Swain 292178

Approved on 05/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2012/01990

2 & 2A Edinburgh Road Brighton

Certificate of lawfulness for existing use as a 1no one bedroom flat and a 1no two bedroom maisonette.

Applicant: Mrs Janette Johnson

Officer: Louise Kent 292198

Approved on 05/09/12 DELEGATED

BH2012/02014

73 Roundhill Crescent Brighton

Demolition of existing pitched roof single storey rear extension and replacement with new single storey flat roofed extension with rooflight. (Retrospective)

Applicant: Mr Jack Konarek

Officer: Chris Swain 292178

Approved on 11/09/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Pre-existing floor plans			17 July 2012
Existing and pre-existing elevations and floor plans	3410.EXG.01B		12 July 2012

BH2012/02026

45B London Road Brighton

Display of non-illuminated fascia sign and projecting sign (retrospective).

Applicant: Scope

Officer: Wayne Nee 292132

Approved on 04/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

BH2012/02107

10 Queens Place Brighton

Installation of new timber sash window to side elevation at ground floor level to match existing.

Applicant: CDW & Partners

Officer: Pete Campbell 292359

Approved on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site plan			11/07/2012
Proposed new window	2020.00.102		23/07/2012

4) UNI

The new window opening must have an arched brick header to exactly match the existing window openings on the west elevation.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2012/02120

Imperial House 40-42 Queens Road Brighton

Display of externally illuminated fascia sign.

Applicant: Wesleyan

Officer: Chris Swain 292178

Approved on 05/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to

display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2012/02121

Imperial House 40-42 Queens Road Brighton

Installation of replacement entrance doors.

Applicant: Wesleyan

Officer: Chris Swain 292178

Approved on 05/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing elevation			9 July 2012
Proposed elevation			9 July 2012
Proposed section			9 July 2012
Site location plan			9 July 2012
Design and Access Statement			9 July 2012

BH2012/02172

5 Guildford Road Brighton

Removal and replacement of existing conservatory. Aluminium windows to kitchen to be replaced with new timber casement windows. Replacement of first floor sash window and associated works.

Applicant: Ms Sophie Roberts

Officer: Chris Swain 292178

Approved on 19/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing OS Extracts	EXG.OS		12 July 2012
Existing ground and basement plan	EXG.01		12 July 2012
Existing first floor and loft plan	EXG.02		12 July 2012
Existing sections and rear elevations	EXG.03		12 July 2012
Propose ground and basement plan	PL.01		12 July 2012
Proposed first floor and loft plan	PL.02		12 July 2012
Proposed sections and rear elevation	PL.03		12 July 2012

BH2012/02202

Flat 2 25 West Hill Road Brighton

Reinstatement of timber sash windows to front and replacement of window to rear with UPVC.

Applicant: Mrs Mavis Aldridge

Officer: Jonathan Puplett 292525

Approved on 17/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The windows hereby approved to the front of the property shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location plan			23/07/2012
Window details (photographs)	PLAN 1		12/07/2012
Window details	PLAN 2		12/07/2012
Window details	PLAN 3		12/07/2012
Window details	PLAN 4		12/07/2012
Window details	PLAN 5		12/07/2012
Window details	PLAN 6		12/07/2012
Window details	PLAN 7		12/07/2012
Window details	PLAN 8		12/07/2012
Window details	PLAN 9		12/07/2012
Window details	PLAN 10		12/07/2012
Window details	PLAN 11		12/07/2012
Window details	PLAN 12		12/07/2012
Window details	PLAN 13		12/07/2012

BH2012/02237

31 Upper Gardner Street Brighton

Replacement of first floor single glazed timber casement window to front elevation with a double glazed timber window.

Applicant: Mr Thomas Hughes

Officer: Robin K Hodgetts 292366

Approved on 07/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The window hereby approved shall be painted timber only and shall be retained as such.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan Scale 1:1250			13/07/12
Block plan Scale 1:500			13/07/12
Product survey sheet and identification photographs			13/07/12

BH2012/02461

The Level Ditchling Road Brighton

Non material amendment to BH2011/02555 to east end canopy revised, doors in timber positions adjusted, vision panels to doors revised, solar panels revised, substitute of proposed ground source heat pump for air source heat pump and inclusion of rainwater harvesting.

Applicant: Brighton & Hove City Council

Officer: Liz Arnold 291709

Approved on 11/09/12 DELEGATED

WITHDEAN

BH2012/01907

1 Withdean Crescent Brighton

Demolition of garage. Erection of side extension at ground floor level with roof extension over and installation of an additional dormer to front elevation. Installation of replacement UPVC windows throughout and associated alterations (part retrospective).

Applicant: Mr D Gearing

Officer: Jason Hawkes 292153

Approved on 04/09/12 PLANNING COMMITTEE

1) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI

Within one month of the date of this permission an Arboricultural Method Statement regarding the protection of the adjacent trees shall be submitted for the approval of the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) Trees in relation to Construction and will include protection of roots. The works shall be implemented in accordance with the approved statement.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

Plan Type	Reference	Version	Date Received
Ground Floor Survey	11241/03		22nd June 2012
First Floor Survey	11241/04		22nd June 2012
Existing South Elevation	11241/05		22nd June 2012
Existing Elevations	11241/06		22nd June 2012
Proposed Ground Floor Plan	11241/18A		22nd June 2012
Proposed First Floor Plan	11241/19A		22nd June 2012
Proposed South Elevation	11241/20A		22nd June 2012
Proposed West Elevation	11241/21A		22nd June 2012

3) UNI

The rear first floor window hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

Reason: To safeguard the amenity of the occupiers of nearby adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no first floor windows or extensions shall be constructed on the west facing elevation.

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2012/01976

39 Reigate Road Brighton

Erection of single storey rear/side extension.

Applicant: Ms Louise Sigfrid

Officer: Robert McNicol 292322

Approved on 17/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing plans	(20)000		29 June 2012
Existing elevations and section	(30)000		29 June 2012
Proposed plans	(21)001C		29 June 2012
Proposed elevations	(31)001C		29 June 2012

BH2012/01988

14 Fairview Rise Brighton

Erection of garage with terrace above. Replacement of block work over existing garage with timber decking and balustrade for continued use of terrace above.

Applicant: Mr Keith McCormick

Officer: Mark Thomas 292336

Approved on 05/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed layout plan			2nd July 2012
Proposed elevations and section	CH421/005	Revision B	2nd July 2012

3) UNI

The roof over the proposed garage hereby approved shall not be used as a terrace until the 1.5m screen as shown on the approved drawings has been erected. The screen shall, thereafter, be permanently retained in situ. The area between the screen and the shared boundary with no. 16 Fairview Rise shall not be used otherwise than for maintenance and storage.

Reason: For the avoidance of doubt, to safeguard the amenities of the occupiers of neighbouring properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02020

60 Valley Drive Brighton

Erection of single storey rear extension.

Applicant: Mr Mark Dilloway

Officer: Christopher Wright 292097

Approved on 30/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings, other than those expressly authorised by this permission, shall be constructed on the extension hereby permitted without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Rear Extension with Pitch Roof and 3 No. Velux Roof Windows	002		6 July 2012
Street & Block Plan	003		29 June 2012

BH2012/02050**7 Withdean Court Avenue Brighton**

Erection of rear single storey extension with rooflight.

Applicant: Mr & Mrs Brian Cooper**Officer:** Christopher Wright 292097**Approved on 30/08/12 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings other than those expressly authorised by this permission shall be constructed on the east facing flank wall of the extension hereby permitted, without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed Floor Plan	0213-12-02		3 July 2012
Proposed Elevations	0213-12-03		3 July 2012
Location Plan	0213-12-04		5 July 2012
Block Plan	0213-12-05		5 July 2012

BH2012/02086**3 Harrington Court 32 Harrington Road Brighton**

Replacement of timber windows and doors with UPVC windows and doors.

Applicant: Mr Tom Goodland-Rollings**Officer:** Robert McNicol 292322**Approved on 05/09/12 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Photographs	A - G		2 July 2012
Window specification			2 July 2012
Window cross-section			2 July 2012

BH2012/02106

9 The Beeches Brighton

Certificate of lawfulness for existing single storey rear extension and alterations including rendering of existing walls, replacement of concrete roof tiles with artificial slates and new fenestration.

Applicant: Mr Santino Sarri

Officer: Mark Thomas 292336

Approved on 05/09/12 DELEGATED

BH2012/02155

125 Eldred Avenue Brighton

Erection of a single storey rear extension.

Applicant: Mr S Delaney

Officer: Adrian Smith 290478

Approved on 05/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site plan and block plan	005		11/07/2012
Existing and proposed plans and details	001		11/07/2012
	002		11/07/2012
	003		11/07/2012
	004		11/07/2012

BH2012/02182**129 Valley Drive Brighton**

Renovation of existing house including roof extensions, raising of ridge height, installation of rooflights and new gabled frontage to house.

Applicant: Mr Bruce Ingram

Officer: Helen Hobbs 293335

Approved on 07/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location and block plans	CH476/001		12th July 2012
Existing plans	CH476/002		12th July 2012
Existing elevations and sections	CH476/003		12th July 2012
Proposed plans	CH476/004		12th July 2012
Proposed elevations and sections	CH476/005A		7th September 2012

BH2012/02201**68 Redhill Drive Brighton**

Erection of a single storey rear extension at first floor level.

Applicant: Mr Charles Rice

Officer: Helen Hobbs 293335

Approved on 05/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing part ground floor plan and rear elevation	RFA12/223/01		12th July 2012
Existing and proposed flank elevations	RFA12/223/03	A	12th July 2012
Proposed park ground floor plan and rear elevation	RFA12/223/02	A	12th July 2012
Block plan	RFA12/223/BL		12th July 2012
Site plan			12th July 2012

BH2012/02251

51 Mandalay Court London Road Brighton

Replacement of existing single glazed aluminium windows and timber half glazed door with white UPVC windows and door.

Applicant: Mr Jon Over

Officer: Robert McNicol 292322

Approved on 12/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Annotated photographs	1 - 5		1 August 2012
Window schedule	1 - 5		1 August 2012
Window specification			1 August 2012

BH2012/02256

11 Surrenden Crescent Brighton

Certificate of Lawfulness for proposed double garage and double car port.

Applicant: Find & Build

Officer: Adrian Smith 290478

Refused on 14/09/12 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995, as amended, as the height of the garage and carport exceeds 2.5m within 2m of the curtilage of the site, and the eaves of the garage and car port exceeds 2.5m in height.

BH2012/02263

50 Gordon Road Brighton

Erection of replacement garage.

Applicant: Mr & Mrs Bowles

Officer: Helen Hobbs 293335

Approved on 12/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing elevations	1408/1618		18th July 2012
Proposed replacement garage	1408/1616A		18th July 2012
Existing floor plans and elevations	1408/1556		18th July 2012

BH2012/02499

250 London Road Brighton

Certificate of lawfulness for the proposed erection of a mild steel balustrade.

Applicant: Mrs Sue Reohorn

Officer: Mark Thomas 292336

Refused on 12/09/12 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended, in that it would include the provision of a balcony contrary to criteria (i).

EAST BRIGHTON

BH2012/01320

Flat 2 7 Eastern Terrace Brighton

Application for Approval of Details Reserved by Condition 2 of application BH2011/03225.

Applicant: Sam Badowski

Officer: Sue Dubberley 293817

Approved on 12/09/12 DELEGATED

BH2012/01733

Flat 1 7 Chichester Terrace Brighton

Application for Approval of Details Reserved by Conditions 2 & 4 of application BH2011/03718.

Applicant: Mr Martin Jenkins

Officer: Richard Elder 292321

Approved on 31/08/12 DELEGATED

BH2012/01849

17 Wilson Avenue Brighton

Erection of part one part two storey rear extension.

Applicant: Mr Mike Macfarlane

Officer: Pete Campbell 292359

Refused on 03/09/12 DELEGATED

1) UNI

The proposed extension by reason of its uncomplimentary design would have an

adverse impact upon the appearance and character of both the property and the surrounding area. The application is therefore contrary to policy QD14 of the Brighton & Hove Local Plan

BH2012/01854

Brighton Co-operative Society Whitehawk Road Brighton

Installation of new shop front and new security light. (Part retrospective)

Applicant: The Co-operative Group

Officer: Sue Dubberley 293817

Approved on 17/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Plan	2005.02		19.06/12
Elevations	2005.01	A	04/07/12

BH2012/01938

Flat 6 2 Eastern Terrace Brighton

Internal alterations to layout of flat. (Retrospective).

Applicant: Mr Gordon Chatterton

Officer: Chris Swain 292178

Approved on 04/09/12 DELEGATED

BH2012/02265

51 Upper Abbey Road Brighton

Erection of a single storey rear extension.

Applicant: Mr N Eames

Officer: Robin K Hodgetts 292366

Refused on 10/09/12 DELEGATED

1) UNI

The proposed extension by reason of its height and design would adversely impact upon the appearance and character of the dwelling, the neighbouring properties and of the surrounding area and as such is contrary to policy QD14 of the Brighton and Hove Local Plan.

2) UNI2

The proposed extension by reason of its excessive depth, height and proximity to the southern boundary would create an increased sense of enclosure, loss of outlook and perceived loss of privacy to the neighbouring property. The application is thereby contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/02283

St Georges Church St Georges Road Brighton

Installation of 35 photovoltaic panels to South facing roof slope (retrospective).

Applicant: Parochial Church Council of St Georges

Officer: Kate Brocklebank 292175

Approved on 31/08/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan	100 A		23 July 2012
Roof plan	000		23 July 2012
Lower ground floor plan	001		23 July 2012
Ground floor plan	002		23 July 2012
North elevation - existing	004		23 July 2012
South elevation - existing	005		23 July 2012
West elevation - existing	006		23 July 2012
East elevation - existing	007		23 July 2012
Section looking east	008		23 July 2012
Ground floor - proposed	102		14 August 2012
Roof plan - proposed	103		14 August 2012
North elevation - proposed	104		14 August 2012
South elevation - proposed	105		14 August 2012
West elevation - proposed	106 A		14 August 2012
East elevation - proposed	107		14 August 2012
Cross section - proposed	108		14 August 2012

2) UNI

The photovoltaic panels and their fixings, cables and all associated equipment shall be removed when no longer required and the historic fabric of the building affected by the installation shall be made good to the original profiles in matching materials.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

HANOVER & ELM GROVE

BH2012/00173

243 Hartington Road Brighton

Demolition of existing workshop and erection of a new 3no bed two storey dwelling house incorporating accommodation at lower ground floor and roof space and outbuilding to rear to be used as ancillary office.

Applicant: Mr Andrew Aldridge & Mr Nick Clarke

Officer: Jonathan Puplett 292525

Approved on 13/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

4) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

5) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

6) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

7) BH16.01

No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan.

8) UNI

The dwelling hereby approved shall not be occupied until the rendered blockwork wall between the rear garden of the application property and that of no. 241 Hartington Road has been erected in accordance with approved plan ref. DC/243HR/02 REV02. The wall shall be retained as such thereafter.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential dwelling hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) UNI

No development shall take place until an Arboricultural Method Statement detailed measures to ensure the protection of the trees located alongside the eastern boundary of the site within the adjoining cemetery has been submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved statement.

Reason: To ensure that the trees alongside the boundary of the site are protected during construction works and to comply with policy QD16 of the Brighton & Hove Local Plan.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

12) UNI

No development shall take place until full details of the proposed railings around the raised driveway including 1:20 sample elevations and details of materials of construction and type and colour of finish have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

13) UNI

The new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

14) UNI

The hard surfaces hereby approved to the front and rear of the dwelling shall be made of porous materials and retained as such thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

15) UNI

The side window in the east elevation of the dwelling hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of visitors to the adjoining cemetery and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location plan			23/01/2012
Block plan			23/01/2012
Waste minimisation statement			23/01/2012
Site levels survey	7183		22/06/2012
Agent letter / statement GE/correspondence			22/06/2012
External entrance light specificationpl disc light fitting			31/07/2012
Existing and proposed floor plans	DC/243HR/01	03	17/08/2012
Existing and proposed elevations	DC/243HR/02	02	31/07/2012

BH2012/00633

Ainsworth House Wellington Road Brighton

Application for Approval of Details Reserved by Condition 17 of application BH2010/03994.

Applicant: Kier Construction

Officer: Jonathan Puplett 292525

Split Decision on 07/09/12 DELEGATED

1) UNI

the details required by part (a) and part (b) of 17 subject to full compliance with the submitted details

1) UNI

The details required by part (b)(i) of condition 17 are not approved for the following reasons:

Documentation has not been submitted to verify that the approved remediation measures have been carried out.

BH2012/00635

Ainsworth House Wellington Road Brighton

Application for Approval of Details Reserved by Conditions 9, 10, 11, 12, 13, 16 and 18 of application BH2010/03994

Applicant: Kier Construction

Officer: Jonathan Puplett 292525

Approved on 05/09/12 DELEGATED

BH2012/01852

Brighton General Hospital Elm Grove Brighton

Application for Approval of Details Reserved by Condition 4 of application BH2012/01050.

Applicant: Sussex Community NHS Trust

Officer: Aidan Thatcher 292265

Approved on 18/09/12 DELEGATED

BH2012/01915

227 Hartington Road Brighton

Erection of a two storey rear and side extension and a single storey rear extension. Partial demolition of existing garage and formation of a storage shed.

Applicant: Steven Bliss

Officer: Liz Arnold 291709

Refused on 10/09/12 DELEGATED

1) UNI

The proposed two storey extension, by virtue of its design and excessive projection, width, height and massing would result in a dominant, visually intrusive and bulky addition to the property which would be of detriment to the visual amenities of the parent property and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed rear extensions, by virtue of their excessive projection, height and massing would adversely affect the amenities of the occupiers of no. 225 Hartington Road with regards to loss of light and sunlight in addition to having an overbearing impact. The proposal is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI3

The proposed open porch extension, by virtue of its design, size and excessive projection to the east results in an awkward addition to the dwelling which would be of detriment to the visual amenities of the parent property, the pair of semi-detached properties, the Hartington Road street scene and the wider area. The proposal is therefore contrary to policies QD1 and QD14 of the Brighton & Hove Local Plan.

BH2012/02012

297 Queens Park Road Brighton

Loft conversion incorporating rooflight to front and small dormer and rooflight to rear.

Applicant: Miss Carly Gordon

Officer: Liz Arnold 291709

Approved on 03/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Loft Conversion	01	Rev. A	22nd August 2012

BH2012/02104

20 Howard Road Brighton

Erection of new bay windows at ground and first floor level at front of property.

Applicant: Richard Newman

Officer: Robin K Hodgetts 292366

Approved on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed plan			05/07/12
Proposed bay and windows			05/07/12
Proposed new windows			05/07/12
Existing plan view			05/07/12
Existing windows			05/07/12
Existing elevation			05/07/12
Proposed first floor plan			02/08/12
Existing first floor plan			02/08/12
Unlabelled Site location plan			05/07/12

BH2012/02111

10 Islingword Road Brighton

Certificate of Lawfulness for a ground floor rear single storey extension.

Applicant: Mr Ludlow

Officer: Louise Kent 292198

Approved on 10/09/12 DELEGATED

BH2012/02149

38 Lynton Street Brighton

Certificate of lawfulness for a proposed loft conversion incorporating 1no projecting rooflight and 1no rooflight to rear roofslope.

Applicant: Zurich Securities Ltd

Officer: Louise Kent 292198

Approved on 11/09/12 DELEGATED

HOLLINGDEAN & STANMER

BH2012/01289

Varley Halls of Residence Coldean Lane Coldean Brighton

Application for Approval of Details Reserved by Conditions 6, 13, 15, 16 and 22 of application BH2010/00235.

Applicant: University of Brighton
Officer: Anthony Foster 294495

Split Decision on 12/09/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 6, 13, 15, and 16 and subject to full compliance with the submitted details.

1) UNI

Insufficient information has been provided to enable the discharge of condition 22, specifically information relating to the car park management of the site.

BH2012/01661

122 Rushlake Road Brighton

Conversion and extension of existing single dwelling house to create an additional dwelling house.

Applicant: Mr Peter Haines
Officer: Wayne Nee 292132

Refused on 05/09/12 DELEGATED

1) UNI

The proposed development, by virtue of the subdivision of the existing plot is considered uncharacteristic and inappropriate development in excess of what might reasonably be expected to be achieved on this limited plot site. Consequently the proposal represents an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwellings, located on a prominent corner plot, would result in an overly dominant development with an excessive scale and width, and would be of a design that would relate poorly to their surroundings. Furthermore the proposed extensions would extend beyond the building line on Hawkhurst Road which adds to the dominance of the development. As such the development would cause harm to the character and appearance of the locality and thus be contrary to policies QD2, QD3 and QD14 of the Brighton & Hove Local Plan.

3) UNI3

Policy HO5 requires the provision of private usable amenity space in new residential development appropriate to the scale and character of the development. The proposed development makes insufficient provision of private amenity space and as such is considered contrary to the aforementioned planning policy.

BH2012/01946

116 Rushlake Road Brighton

Removal of existing detached garage, conservatory and outbuilding and erection of two storey side and rear extension and associated works.

Applicant: Mrs Lynne Taylor
Officer: Wayne Nee 292132

Refused on 30/08/12 DELEGATED

1) UNI

The proposed two storey side extension, by virtue of its design and excessive width, would form a prominent addition that would over dominate the existing

features of the dwelling, as well as unbalancing the pair of semi-detached properties. Furthermore the proposed rear part of the extension would add to the over-extended appearance to the dwelling due to its excessive depth. The proposal would overall therefore detract from the character and appearance of the existing property and the street scene, and would be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan.

2) UNI2

By reason of its additional bulk in close proximity to the site boundary of no. 118 Rushlake Road, the proposed extension would represent an overbearing development which would be detrimental to the amenities of the occupiers of this neighbouring property. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/02055

58 Hollingbury Park Avenue Brighton

Removal of existing rear side lean-to and erection of single storey infill extension with 3no rooflights. Revised garden access doors.

Applicant: Mr & Mrs Isted

Officer: Chris Swain 292178

Refused on 31/08/12 DELEGATED

1) UNI

The proposed development by reason of its scale, design, depth and roof form would result in an overly dominant and incongruent addition that relates poorly to the traditional form of the existing building and would have a significantly detrimental impact upon the appearance and character of the building and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

2) UNI2

The proposed development, by reason its height, design, materials, and depth would result in a significantly overbearing impact, a loss of light and an unacceptable sense of enclosure towards the adjoining property, No.56 Hollingbury Park Avenue. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02457

27 Roundway Brighton

Erection of two storey side and single storey rear extensions, new shed to rear and new porch to front elevation. (Part retrospective).

Applicant: Mr Tom Harrison

Officer: Liz Arnold 291709

Refused on 14/09/12 DELEGATED

1) UNI

The proposed two storey extension, by virtue of its design, size and width and the shape of the site, would result in a dominant development, of detriment to the visual amenities of the parent property, the pair of semi-detached properties, the Roundway street scene and the wider area. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan.

MOULSECOOMB & BEVENDEAN

BH2012/01925

The Orchards Moulsecoomb Way Brighton

Replacement of all windows and garden doors to all flats with double glazed white UPVC units, with additional fanlight openings to some windows.

Applicant: Hyde South East

Officer: Sue Dubberley 293817

Approved on 10/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Plan	Unnumbered		25/06/12
Proposed windows renewals	Unnumbered		25/06/12
Upvc casement and top hung over top hung	Unnumbered		25/06/12

BH2012/02097

135 Moulseccomb Way Brighton

Erection of a single storey side extension.

Applicant: Asset Team BHCC

Officer: Chris Swain 292178

Refused on 06/09/12 DELEGATED

1) UNI

The proposed development, by reason of its height, width, design, and siting would result in an overly dominant and incongruent addition that would detract significantly from the appearance and character of the building, the Moulseccomb Way street scene and the wider surrounding area. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02131

3 Norwich Drive Brighton

Erection of rear single and two storey extension.

Applicant: Mrs Hey Andrea Heycke-Njie

Officer: Wayne Nee 292132

Refused on 17/09/12 DELEGATED

1) UNI

The proposed extension is of a complicated and contrived design which, due to its bulk, height and siting, would be overbearing and would have an adverse visual impact upon the neighbouring property, No.1 Norwich Drive. It would therefore detract from the residential amenity of this property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

QUEEN'S PARK

BH2012/01101

13 Egremont Place Brighton

Installation of gas supply pipes to front elevation. (Retrospective)

Applicant: Southern Gas Network

Officer: Chris Swain 292178

Refused on 30/08/12 DELEGATED

1) UNI

The installed gas pipes and associated means of fixture to the front elevation, by reason of their design, scale and positioning result in an incongruous protrusion

to the front elevation that detracts from the appearance and character of the property, the street scene and the wider Queen's Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

BH2012/01110

27 Egremont Place Brighton

Installation of gas supply pipes to front elevation. (Retrospective)

Applicant: Southern Gas Network

Officer: Chris Swain 292178

Refused on 30/08/12 DELEGATED

1) UNI

The installed gas pipes and associated means of fixture to the front elevation, by reason of their design, scale and positioning result in an incongruous protrusion to the front elevation that detracts from the appearance and character of the property, the street scene and the wider Queen's Park Conservation Area, contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Architectural Features (SPD09).

BH2012/01336

12 Royal Crescent Mews Brighton

Erection of additional floor with roof terrace and alterations to front elevation.

Applicant: Mr Jon Tibbett

Officer: Wayne Nee 292132

Approved on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

No expansion joints, external beads, stops or bell drips shall be used in the render detailing.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until large scale joinery details of the doors and windows, and a sample of the render, have been submitted to and approved by the local planning authority in writing. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted; to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing plans	ADC481/01		03 May 2012
Existing elevations	ADC481/02		03 May 2012
Proposed plans	ADC481/03		03 May 2012
Proposed elevations	ADC481/04	B	10 July 2012
Block plan	ADC481/BP		03 May 2012

BH2012/01454

Crescent Villa 13 Bristol Road Brighton

Demolition of existing outbuildings and erection of a single storey extension to North elevation. Alterations to layout and alterations to boundary wall to provide an off road parking area and other external works.

Applicant: Mr Bevan Duncan

Officer: Liz Arnold 291709

Approved on 12/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the information submitted as part of the application the development hereby permitted shall not be commenced until revised details of the boundary wall fronting Bristol Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the information submitted as part of the application the boundary wall piers shall be constructed of brick to match the existing.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

6) UNI

The annexe hereby approved shall only be used as ancillary accommodation in connection with the use of the main property as a single dwelling house and shall at no time be occupied as self-contained unit.

Reason: In order to protect the amenities of neighbouring properties and in accordance with policies QD27 of the Brighton & Hove Local Plan.

7) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

8) UNI

The development hereby permitted shall not be commenced until further details of the rooflight have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Plans, Block Plan and Location Plan	01		10th May 2012
Existing Elevations	02		10th May 2012
Proposed Plans, Block Plan and Location Plan	03	D	20th July 2012
Proposed Elevations	04		10th May 2012
Proposed Architectural Details	05	A	6th July 2012
Existing and Proposed Boundary Wall and Garden Rubble Wall Elevations and Site Plan	06	A	6th July 2012

10) UNI

Notwithstanding the information submitted as part of the application the copings of the front boundary wall, fronting Bristol Road, shall be finished with a smooth render.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14, HE1 and HE6 of the Brighton & Hove Local Plan.

BH2012/01455

Crescent Villa 13 Bristol Road Brighton

Demolition of existing outbuildings and erection of a single storey extension to North elevation. Internal alterations to layout and alterations to boundary wall to provide an off road parking area and other external alterations.

Applicant: Mr Bevan Duncan

Officer: Liz Arnold 291709

Approved on 12/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The opening between the proposed annexe living room and existing hall way shall comprise a door-case, architraves and door style to match the originals located at ground floor level.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until a 1:20 elevational drawing of the opening hereby approved, between the proposed main living room and kitchen/family room, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the information submitted as part of the application the boundary wall piers shall be constructed of brick to match the existing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

No works shall take place until details of new cornices have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until further details of the rooflight hereby approved have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

7) UNI

Notwithstanding the information submitted as part of the application no works shall commence until revised details of the boundary wall fronting Bristol Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

8) UNI

Notwithstanding the information submitted as part of the application the copings of the front boundary wall, fronting Bristol Road, shall be finished with a smooth render.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

9) UNI

If during works evidence is found regarding the position of an original door opening between the existing hallway and proposed annexe living room, the works hereby approved shall be revised to include the new opening to be in this original position and details of the revised door position shall be submitted to an approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

10) UNI

No works shall take place until 1:20 elevational details of the double doors to the main living room and the folding door to the first floor utility room hereby approved, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01462

Basement Flat 17 Devonshire Place Brighton

Internal alterations to layout of flat. (Retrospective).

Applicant: Mr Nicholas Gates

Officer: Pete Campbell 292359

Approved on 05/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The new doors shall be of timber construction with recessed panels. Any fireproofing to doors should be an integral part of the door construction, and self

closing mechanisms, if required, shall be of the concealed mortice type.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01596

45 Queens Park Rise Brighton

Conversion of existing single dwelling to form 1no flat and 1no maisonette. Erection of single storey rear extension. Rear dormer extension and creation of roof terrace on rear flat roof with metal and glass balustrade. (Retrospective).

Applicant: The Property Shop

Officer: Jonathan Puplett 292525

Refused on 13/09/12 DELEGATED

1) UNI

Neither of the self contained units which have been constructed are considered to be suitable for family occupation as the unit which has access to the ground floor garden area is a one-bedroom flat. The development is therefore contrary to policy HO9 of the Brighton & Hove Local Plan.

2) UNI2

The dormer which has been constructed is of an excessive scale and bulk, is of unsympathetic external materials and detailing, and overall is considered to represent an incongruous and overly prominent addition which has caused significant harm to the appearance of the building. Due to the prominent corner location of the property, the setting of the Queen's Park Conservation Area and the Grade II listed St. Luke's School which are situated adjacent to the site are also harmed by the inappropriate roof extension. The development is therefore contrary to policies HO9, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

3) UNI3

The glazed balustrade which has been erected around the roof terrace area to the rear of the property has resulted in an overly-prominent, unsympathetic, non-traditional appearance which has caused significant harm to the appearance of the building. Due to the prominent corner location of the property, the setting of the Queen's Park Conservation Area and the Grade II listed St. Luke's School which are situated adjacent to the site are also harmed by the inappropriate balustrade. The development is therefore contrary to policies HO9, QD14, HE3 and HE6 of the Brighton & Hove Local Plan.

4) UNI4

Users of the roof terrace which has been formed would have views into neighbouring gardens and windows which would harm the privacy of neighbouring occupiers. The prominent appearance of the balustrading around the terrace worsens the overbearing impact which the terrace and users of the terrace would cause. The development is therefore contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01812

33 Mighell Street and 70a Carlton Hill Brighton

Demolition of existing garage and flint wall and construction of new part five and part four storey building comprising office space on the lower ground floor and part of ground floor and 9no flats on the ground, first, second and third floors and associated works.

Applicant: Seinwood Investments Ltd

Officer: Richard Elder 292321

Withdrawn on 30/08/12 DELEGATED

BH2012/01866**31 West Drive Brighton**

Application for Approval of Details Reserved by Condition 6 of application BH2007/04074.

Applicant: Nick Davey

Officer: Anthony Foster 294495

Approved on 30/08/12 DELEGATED

BH2012/01897**Flat 4 2 College Road Brighton**

Roof alterations including raising of ridge height to enable loft conversion incorporating rooflights to front and rear roof slopes and a balcony roof window to South side elevation.

Applicant: Miss Amber Priestley

Officer: Pete Campbell 292359

Refused on 05/09/12 DELEGATED

1) UNI

The proposal by reason of the raising of the ridge height would unbalance the existing roofscape which exists in conjunction with the adjoining property of no.3 College Road, to the detriment of the appearance and character of the property, the terrace and the wider East Cliff Conservation Area. The application as a result is contrary to SPG BH1 and policies QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

The proposed cabrio rooflight by reason of its size and position would be a visually intrusive addition, harmful to the appearance and character of the property, and the wider East Cliff Conservation Area, contrary to SPG BH1 and policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/01937**4A New Steine Mansions 49 Devonshire Place Brighton**

Replacement of existing aluminium windows with UPVC windows (Retrospective).

Applicant: Mr Andrew Gee

Officer: Chris Swain 292178

Approved on 05/09/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan			22 June 2012
Window elevations and technical information			10 July 2012
Annotated photograph			22 June 2012

BH2012/02016**Brighton College Eastern Road Brighton**

Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 13/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

No works shall take place until full details of the proposed terracotta dressing including 1:20 scale sample elevations and 1:1 scale profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed windows including 1:20 scale sample elevations and 1:1 scale profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Location Plan	SITE01	A	19 July 2012
Ground Floor Plan as Proposed	D01		19 July 2012
First Floor Plan as Proposed	D02		19 July 2012
Second Floor Plan as Proposed	D03		19 July 2012
Third Floor Plan as Proposed	D04		19 July 2012
Fourth Floor Plan as Proposed	D05		19 July 2012
Roof Plan as Proposed	D06		19 July 2012
Tower South Elevation as Proposed	D07		19 July 2012
Tower North Elevation as Proposed	D08		19 July 2012
Stair Section as Proposed	D09		19 July 2012
East Tower Elevation as Proposed	D010		19 July 2012
Tower North - South Section as Proposed	D011		19 July 2012
Eastern Road (South) Elevation as Proposed	D012		19 July 2012
Quadrangle (North) Elevation as Proposed	D013		19 July 2012
Tower South Elevation as Proposed	D014		19 July 2012
Tower South Elevation as Proposed	D015		19 July 2012
Tower North Elevation as Proposed	D016		19 July 2012

Proposed			
Tower North Elevation as Proposed	D017		19 July 2012
Stair Section as Proposed	D018		19 July 2012
Stair Section as Proposed	D019		19 July 2012
Tower East Elevation as Proposed	D020		19 July 2012
Tower East Elevation as Proposed	D021		19 July 2012
Plans as Existing	SU01		19 July 2012
Eastern Road and Quad Long Elevations as Existing	SU02		19 July 2012
Tower Elevations as Existing	SU03		19 July 2012
Tower Sections as Existing	SU04		19 July 2012
Tower South Elevation as Existing	SU05		19 July 2012
Tower North Elevation as Existing	SU06		19 July 2012
Tower North-South Section as Existing	SU07		19 July 2012
Tower North-South Section as Existing	SU08		19 July 2012

5) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2012/02017

Brighton College Eastern Road Brighton

Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works.

Applicant: Brighton College

Officer: Anthony Foster 294495

Approved on 13/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

No works shall take place until full details of the proposed terracotta dressing including 1:20 scale sample elevations and 1:1 scale profiles have been

submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

No works shall take place until full details of the proposed windows including 1:20 scale sample elevations and 1:1 scale profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/02133

20 Charles Street Brighton

Internal alterations to layout of house. (Part retrospective).

Applicant: Mr David John Lloyd

Officer: Chris Swain 292178

Approved on 03/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) BH13.14

The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/02189**18 Tillstone Street Brighton**

Erection of single storey extension.

Applicant: Mrs Lindsay Alkin Foster**Officer:** Helen Hobbs 293335**Approved on 06/09/12 PLANNING COMMITTEE****1) UNI**

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Location Plan and Block Plan			16th July 2012
Existing Ground Floor Plan	001	A	16th July 2012
Existing First, Second & Roof Plan	002	A	16th July 2012
Existing Front Elevation	010	A	16th July 2012
Existing Rear Elevation	011	A	16th July 2012
Existing Side Elevation	012	A	16th July 2012
Existing Long Section	013	A	16th July 2012
Proposed Ground Floor Plan	020	A	16th July 2012
Proposed First, Second & Roof Plan	021	A	16th July 2012
Proposed Front Elevation	030	A	16th July 2012
Proposed Rear Elevation	031	A	16th July 2012
Proposed Side Elevation	032	A	16th July 2012
Proposed Long Section	033	A	16th July 2012

2) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.***BH2012/02242****14 Dorset Gardens Brighton**

Application for Approval of Details Reserved by Condition 2 of application BH2012/01304

Applicant: Christian Barnes**Officer:** Richard Elder 292321**Approved on 10/09/12 DELEGATED****BH2012/02272****Flat 2 111 Marine Parade Brighton**

Installation of replacement windows, rainwater and SVP pipes and extract fan and internal alterations.

Applicant: Mr Thurstine Basset**Officer:** Jonathan Puplett 292525**Approved on 17/09/12 DELEGATED****1) BH01.05**

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning

(Listed Buildings and Conservation Areas) Act 1990.

2) UNI

No development shall take place until 1:1 scale section drawings of the existing original window meeting rail detail and the proposed windows meeting rail detail have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1, HE4 and HE6 of the Brighton & Hove Local Plan.

BH2012/02273

Flat 2 111 Marine Parade Brighton

Installation of replacement windows, rainwater and SVP pipes and extract fan.

Applicant: Mr Thurstine Basset

Officer: Jonathan Puplett 292525

Approved on 17/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location plan	E01		23/07/2012
Existing plan	E02		23/07/2012
Existing side elevation	E03		23/07/2012
Proposed plan	P02		23/07/2012
Proposed side elevation	P03		23/07/2012
Replacement windows	P04		23/07/2012
Window details	P05		23/07/2012
Photo sheet and extract details	P06		23/07/2012

BH2012/02292

Land adjoining 24 Tower Road

Non Material Amendment to BH2007/04074 to enlargement of the rooflight and installation of man safe rail.

Applicant: Mr & Mrs N Davey

Officer: Richard Elder 292321

Approved on 30/08/12 DELEGATED

1) UNI

The glazed openings to the top of the box lantern roof light hereby approved, shall not open outwards.

Reason: To ensure a satisfactory appearance to the development and to comply with Policy HE6 of the Brighton & Hove Local Plan

ROTTINGDEAN COASTAL

BH2012/00856

93 Marine Drive Rottingdean Brighton

Demolition of existing dwelling, garage and swimming pool and erection of new three storey dwelling and detached garage.

Applicant: Mr & Mrs Morse

Officer: Anthony Foster 294495

Refused on 07/09/12 DELEGATED

1) UNI

The proposed dwelling by reason of its design, scale, bulky appearance and massing would result in the development appearing overly dominant within the street scene. As such the proposal would be of detriment to the character and appearance of the street scene and surrounding area contrary to policies QD1, QD2, QD3 and QD5 of the Brighton & Hove Local Plan.

BH2012/01111

115 Marine Drive Rottingdean Brighton

Single storey rear extension to dwelling house with mono pitched roof and creation of front hardstanding and remodelling/raising of front terrace.

Applicant: Ms Karen Holness

Officer: Aidan Thatcher 292265

Approved on 06/09/12 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

3) UNI

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	01		12.04.12
Block Plan	02	B	22.05.12
Existing Elevations	03		12.04.12
Existing Plans	04		12.04.12
Proposed Plans	05	A	22.05.12
Proposed Elevations	08	B	11.07.12

BH2012/01652

Land adjacent to 2 Longhill Road Brighton

Erection of a new two storey dwelling.

Applicant: Mr Derek Thompson

Officer: Chris Swain 292178

Refused on 04/09/12 PLANNING COMMITTEE

1) UNI

The proposed dwelling by reason of its design, massing, bulk, scale and materials, would result in an overly dominant and visually incongruous development that would detract from the character and appearance of the surrounding area and the setting of the South Downs National Park contrary to policies QD1, QD2, QD5 and NC8 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by reason of its disjointed composition and form and an incoherent fenestration layout would result in a poorly designed and detailed building that detracts from the appearance and character of the site, contrary to policy QD1 of the Brighton & Hove Local Plan.

3) UNI3

The proposed dwelling, by reason of the inappropriate flat roof would result in an incongruous roof form, out of character with the prevailing roof form of the residential buildings within the surrounding area, contrary to policies QD1, QD2, QD5 and NC8 of the Brighton & Hove Local Plan.

BH2012/01914

11 Ainsworth Close Brighton

Loft conversion incorporating hip to gable roof extensions, front rooflights, rear dormers with Juliette balconies and associated external alterations.

Applicant: Mr David Latham

Officer: Wayne Nee 292132

Refused on 06/09/12 DELEGATED

1) UNI

The proposed roof extension forming gable ends would result in an inappropriate addition which would harm the appearance of the existing property, and would appear incongruous on the street scene. Furthermore, the proposed bulky roof dormers and the excessive proliferation of front roof lights would dominate the roof slopes and so they also fail to respect the character and appearance of the property and the wider locality. The proposal would therefore be contrary to policies QD2 and QD14 of the Brighton & Hove Local Plan, as well as the guidance in Supplementary Planning Guidance Roof Alterations and Extensions (SPGBH1).

2) UNI2

The proposed roof extensions, by virtue of the massing and bulk in close proximity to the boundary line, would be an un-neighbourly form of development that would be overbearing for the residents at no. 15 Ainsworth Close, resulting in a significant loss of light and an increased sense of enclosure. The proposal therefore is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/01951

40 Elvin Crescent Rottingdean Brighton

Installation of new balcony and decking to the rear to replace existing.

Applicant: Ms Heike Rabe

Officer: Wayne Nee 292132

Approved on 19/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The privacy screens hereby approved shall be fully installed before the balcony is in use. The screens shall be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing and proposed	Elvin-REV001		25 July 2012
Existing and proposed	Elvin-REV002		25 July 2012
Site plan			25 July 2012
Block plan			25 July 2012

BH2012/01963

Court House The Green Rottingdean Brighton

Alterations to front elevation including rebuilding of existing front wall, installation of new gate and railings on top of wall and realignment of existing path (Part Retrospective).

Applicant: Professor Adrian Wood

Officer: Liz Arnold 291709

Approved on 04/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

Notwithstanding the information submitted the material of the realigned path, hereby approved, shall match exactly the existing path materials.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

The railings hereby approved shall be painted black within one month of installation and shall be retained as such thereafter. All steelwork used shall be galvanised before being painted.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until a brick sample, a render sample and a render specification details have been submitted to an approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01964**Court House The Green Rottingdean Brighton**

Alterations to front elevation including rebuilding of existing front wall, installation of new gate and railings on top of wall and realignment of existing path (Part Retrospective).

Applicant: Professor Adrian Wood

Officer: Liz Arnold 291709

Approved on 04/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The railings hereby approved shall be painted black within one month of installation and shall be retained as such thereafter. All steelwork used shall be galvanised before being painted.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the information submitted the material of the realigned path, hereby approved, shall match exactly the existing path materials.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Boundary Railings and Gate	AD101	Rev. D	28th June 2012
6 Photographs			28th June 2012
Design, Access and Heritage Statement			28th June 2012
Previous Elevation			28th June 2012
Proposed Elevation			28th June 2012
Realignment of Path			10th July 2012
E-mail from Mr Wood			27th July 2012

5) UNI

No development shall take place until a brick sample, a render sample and a render specification details have been submitted to an approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

BH2012/02071**40 Roedean Crescent Brighton**

Application for Approval of Details Reserved by conditions 3, 8, 10, 13, 15 and 16 of application BH2012/00790.

Applicant: Mrs Marion Sparks

Officer: Liz Arnold 291709

Approved on 04/09/12 DELEGATED

BH2012/02077**8 Wanderdown Drive Brighton**

Non Material Amendment to BH2010/01107 to increase the size of the french doors leading from the kitchen out onto the decking so that folding doors can be installed. Add window into the east facing wall.

Applicant: Mrs Judith Foot

Officer: Sue Dubberley 293817

Approved on 13/09/12 DELEGATED

BH2012/02094**Unit 5 Boardwalk Level Waterfront Brighton Marina Village Brighton**

Alterations to existing shopfront including installation of sliding doors and external till/fridge unit and repositioning of external condiments unit.

Applicant: Nandos Chickenland Ltd

Officer: Jonathan Puplett 292525

Approved on 06/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

No development shall take place until a sample of the frame material, colour and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure an acceptable appearance to the development and to comply with policy SU10 of the Brighton & Hove Local Plan.

Plan Type	Reference	Version	Date Received
Location plan	2331/04/C		12/07/2012
Key plan	2331/36		05/07/2012
Existing plans sections and elevations	2331/100/A		12/07/2012
Proposed plans sections and elevations	2331/101/A		12/07/2012
Proposed till unit and drinks unit	2331/102/A		12/07/2012

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2012/02096**14 Sussex Square Brighton**

Display of commemorative plaque to front elevation.

Applicant: Upperhurst Ltd

Officer: Pete Campbell 292359

Approved on 31/08/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

BH2012/02108

43 Rowan Way Rottingdean Brighton

Erection of single storey side extension and replacement of conservatory roof.

Applicant: Mr & Mrs Poole

Officer: Anthony Foster 294495

Approved on 31/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Plan and Elevations	1435/1579		6 July 2012
Proposed single storey side extension & Conversion of Conservatory to habitable Use	1435/1580	B	6 July 2012

BH2012/02123

105 Marine Drive Rottingdean Brighton

Application for Approval of Details Reserved by Conditions 7, 8, 10, 11, 12, 13 and 14 of application BH2011/01827.

Applicant: Mr Dave Roberts

Officer: Anthony Foster 294495

Split Decision on 05/09/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 7, 11, 12, 13, and 14 subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 8 and 10 are NOT APPROVED for the reason(s) set out in section 11.

Details of the proposed green roof and window samples are required to enable the full approval of details in relation to condition 8.

2) UNI2

A full copy of the design stage report is required to enable the full approval of details in relation to condition 10.

BH2012/02269

The Sea Deck 1 Longhill Road Brighton

Erection of a single storey rear extension, terrace and bike store at rear.

Applicant: Steph Holister

Officer: Wayne Nee 292132

Approved on 13/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of

three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed ground floor plan	H130-100B		19 July 2012
Proposed elevations	H130-101B		19 July 2012
Existing	H130-002		19 July 2012
Location plan	H130-001		19 July 2012

BH2012/02289

66 Victory Mews The Strand Brighton Marina Village Brighton

Certificate of lawfulness for proposed conversion of garage into habitable room with associated alterations to front fenestration.

Applicant: Mr Garry Mitchell

Officer: Pete Campbell 292359

Approved on 19/09/12 DELEGATED

BH2012/02478

Land Rear Of 20 Lustrells Crescent Saltdean Brighton

Non Material Amendment to BH2010/00925 to an additional kitchen window to be inserted on the south elevation (Part-Retrospective).

Applicant: Mr Graham Goodwin

Officer: Liz Arnold 291709

Approved on 05/09/12 DELEGATED

WOODINGDEAN

BH2012/00409

137 Crescent Drive South Brighton

Erection of new single storey three bed dwellinghouse.

Applicant: Mr R Reed

Officer: Wayne Nee 292132

Refused on 13/09/12 DELEGATED

1) UNI

The proposed dwelling is considered an inappropriate and cramped form of development in excess of what might reasonably be expected to be achieved on this limited plot site. The proposal would result in an uncharacteristic subdivision

of the existing plot; consequently the proposal represents an over-development of the site to the detriment of the character of the area. The proposal is therefore contrary to policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan.

2) UNI2

The proposed dwelling, by reason of the limited plot size, would represent a cramped and overbearing development to the detriment of the amenities of the occupiers of neighbouring properties. The proposal would therefore be contrary to policy QD27 of the Brighton & Hove Local Plan.

BH2012/01712

19 Chalkland Rise Brighton

Removal of existing conservatory and chimney breast and erection of combined ground floor and roof extension to rear incorporating loft conversion to provide 3no bedrooms, rear dormer and barn end extension to side creating a chalet bungalow. Installation of 3no rooflights to front elevation.

Applicant: Mr Andy Lloyd

Officer: Pete Campbell 292359

Approved on 12/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location plan and block plan			06/06/2012
Existing floor plans, section and elevations	840 / 01		06/06/2012
Proposed plans, section and elevations	840 / 02A		06/06/2012

BH2012/02193

25 Selhurst Road Brighton

Demolition of existing conservatory and erection of single storey rear extension with pitched roof. Alterations to raised decking to rear and removal of chimney.

Applicant: Mr & Mrs Gunn

Officer: Sue Dubberley 293817

Approved on 18/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location plan	Unnumbered		16 July 2012
Existing plans	97101		16 July 2012
Proposed plans	97102		16 July 2012

BH2012/02198

12A Vernon Avenue Brighton

Application for Approval of Details Reserved by Conditions 3, 8 and 10 of application BH2010/01250.

Applicant: Mr Patrick Church

Officer: Pete Campbell 292359

Split Decision on 05/09/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 3, 8(b) and 10 subject to full compliance with the submitted details.

1) UNI

Details in relation to condition 8(a) are not considered to be acceptable as the information required is incomplete. A Design Stage/Interim Report has not been provided alongside the Code for Sustainable Homes Certificate.

BH2012/02252

44 Downland Road Brighton

Erection of a single storey rear extension with pitched roof and associated alterations

Applicant: Mr Chick

Officer: Chris Swain 292178

Refused on 18/09/12 DELEGATED

1) UNI

The proposed development, by reason of its depth, width, design, and siting would result in an overly dominant and incongruent addition that would detract significantly from the appearance and character of the building and the wider surrounding area. As such the proposal is contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02288

553 Falmer Road Brighton

Certificate of Lawfulness for proposed roof alterations including hip to gable roof extension incorporating rear dormer and additional rooflight to the front and reconfiguration of pitched roof to the rear.

Applicant: Mr & Mrs Wick

Officer: Richard Elder 292321

Approved on 14/09/12 DELEGATED

BRUNSWICK AND ADELAIDE

BH2012/01469

2 Lansdowne Place Hove

Alterations to front entrance including installation of mastic asphalt covering and replacement of tiles.

Applicant: Ellman Henderson

Officer: Mark Thomas 292336

Refused on 10/09/12 DELEGATED

1) UNI

Policy HE1 states that proposals involving the alterations, extension, or change of use of a listed building will only be permitted where the proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting, and the proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric. The proposal to install an exposed mastic asphalt covering to the plinths flanking the entranceway/ steps, represents the introduction of an alien and incongruous material to this listed building. The proposed development would have a detrimental impact on the character, architectural setting and significance of the Grade II Listed Building contrary to the aforementioned policy.

BH2012/01745

5 Western Street Brighton

Replacement and relocation of boiler and flue (retrospective).

Applicant: Ms Robin Gorna

Officer: Mark Thomas 292336

Approved on 05/09/12 DELEGATED

BH2012/01764

10 Upper Market Street Hove

Change of use from retail (A1) to mixed use retail (A1) and restaurant (A3).

Applicant: Little Fish Market

Officer: Christopher Wright 292097

Approved on 06/09/12 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			4 July 2012
Existing and Proposed Floor Plans			13 June 2012
BT Ventilation Services Ltd kitchen extract system data			13 June 2012
Longar Industries Ltd carbon filter specification			13 June 2012
Photographs x 2			11 June 2012

3) UNI

The premises shall only be used for a mixed use comprising (32 m²) for Class A1 retail use and (20m²) Class A3 restaurant use, and for no other purposes (including any other purpose in Classes A1 and A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The use hereby permitted shall not be open to customers except between the hours of 9.30am and 11.00pm from Mondays to Saturdays inclusive, and from 9.30am until 10.00pm on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

5) UNI

No machinery or plant (e.g. kitchen extraction and odour control equipment) shall be used at the premises except between the hours of 9.30am and 11.00pm from Mondays to Saturday inclusive, and from 9.30am until 10.00pm on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

6) UNI

No alcohol shall be served in the premises except to persons seated and consuming food prepared in, and purchased from, the premises.

Reason: To safeguard the amenities enjoyed by neighbouring properties, in the interests of public order and crime prevention and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2012/01809

Tesco 82 Western Road Hove

Display of externally illuminated fascia sign and non illuminated vinyl window graphics.

Applicant: Tesco Stores Ltd

Officer: Jason Hawkes 292153

Approved on 05/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying

advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2012/01876

54 Lansdowne Place Hove

Internal alterations to layout of existing building and associated external alterations including changes to rear fenestrations.

Applicant: Mr Paul Arscott

Officer: Adrian Smith 290478

Approved on 18/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The external finishes of the works hereby permitted, including all new and replacement external pipework, shall match in material, colour, style, bonding and texture that of the existing building.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the existing timber sash window to be removed from the rear ground floor elevation shall be re-used in the adjacent door opening.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, all works shall be carried out in strict accordance with the following details and drawings submitted with the application:

Plan Type	Reference	Version	Date Received	
Proposed plans	TA616/10	D	07/09/2012	
	TA616/11	D	07/09/2012	
	TA616/12	C	07/09/2012	
	TA616/13	B	07/09/2012	
Details	TA616/14	B	17/09/2012	
	TA616/15		19/07/2012	
	TA616/16		23/07/2012	
	TA616/17		23/07/2012	
	TA616/18		A	07/09/2012
	TA616/19			23/07/2012
	TA616/20			23/07/2012
	TA616/21			23/07/2012
	TA616/22			23/07/2012
	TA616/23			23/07/2012
	TA616/24	23/07/2012		
	TA616/25	23/07/2012		
	TA616/26	23/07/2012		
	TA616/27	23/07/2012		
	TA616/28	A	23/07/2012	
	TA616/29		07/09/2012	
	TA616/30		24/07/2012	

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

5) UNI

No external metal beads or stops, or bell drips shall be used in the external rendering works hereby permitted. All new render shall be of a traditional lime based mix and finished to match adjacent surfaces.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

All existing architectural features including architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained in their entirety except where otherwise agreed in writing with the Local Planning Authority, and all new mouldings shall match exactly the existing.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

7) UNI

All new walls and bathroom and kitchen fittings shall be placed around, and shall not cut through or otherwise disrupt, the existing banisters, skirtings, covings or other such mouldings.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

8) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the

approved plans), meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

9) UNI

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match exactly the originals, where existing, and shall be retained as such.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01970

7 Brunswick Street West Hove

Internal alterations to form 1no one bedroom flat with associated external works including replacement of existing metal garage door with timber shutters.

Applicant: Mr R Rigg

Officer: Adrian Smith 290478

Approved on 03/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

No development shall take place until the following details have been submitted and approved in writing by the local planning authority.

- i) 1:20 Elevations and sections and 1:1 scale sectional profiles of the new ground floor glazed doors and fanlight, and their cills, thresholds and steps
- ii) Full details of the shutter doors including 1:20 elevations and sections, 1:1 scale sectional profiles, hinges, and materials where required;

and the works shall be carried out in strict accordance with the approved details and thereafter retained. All timberwork shall be painted and thereafter retained as such at all times.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan

3) UNI

No cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

BH2012/01971

7 Brunswick Street West Hove

Conversion of ground floor to form one bedroom flat.

Applicant: Mr R Rigg

Officer: Adrian Smith 290478

Approved on 05/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

No cables, wires, aerials, pipework, meter boxes or flues shall be fixed to any elevation fronting a highway.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

3) UNI

The window in the rear/south elevation shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not begin until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: To ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

5) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the sustainability checklist received on the 12th July 2012 have been fully implemented, and such measures shall thereafter be retained as such.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

6) UNI

No development shall take place until the following details have been submitted and approved in writing by the local planning authority.

- i) 1:20 Elevations and sections and 1:1 scale sectional profiles of the new ground floor glazed doors and fanlight, and their cills, thresholds and steps
- ii) Full details of the shutter doors including 1:20 elevations and sections, 1:1 scale sectional profiles, hinges, and materials where required; and the works shall be carried out in strict accordance with the approved details and thereafter retained. All timberwork shall be painted and thereafter retained as such at all times.

Reason: To ensure a satisfactory appearance to the development and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

9) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

10) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site plan and block plan			28/06/2012
Existing and proposed plans			09/07/2012
Details			28/06/2012

11) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a method statement to identify, risk assess and address the unidentified contaminants.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

BH2012/02010

Flat 4 56 York Road Hove

Replacement of existing timber framed sliding sash windows at front and rear with double glazed timber framed sliding sash windows and double glazed UPVC sliding sash windows.

Applicant: Miss J Foxwell

Officer: Robert McNicol 292322

Refused on 30/08/12 DELEGATED

1) UNI

By virtue of being constructed of UPVC and having significantly thicker frames than the existing windows, the proposed rear windows are an inappropriate material and design for this property and would detract from the character and appearance of the wider terrace and the Brunswick Town conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

2) UNI2

By virtue of having significantly thicker frames than the existing windows, the proposed front replacement windows would be an incongruous alteration to the property, lead to an imbalance between this building and its adjoining neighbour (no. 58 York Road) and detract from the character and appearance of the street scene and the wider Brunswick Town conservation area. The proposal is therefore contrary to policies QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/02054

Ground Floor 43 Church Road Hove

Display of 1no externally illuminated fascia sign and 1no externally illuminated projecting sign.

Applicant: Ellman Henderson Ltd

Officer: Mark Thomas 292336

Approved on 10/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

BH2012/02143**Lower Ground Floor Flat 52 First Avenue Hove**

Erection of rear extension and alterations to rear elevation including new French doors and windows.

Applicant: Mr Steve Arnold

Officer: Mark Thomas 292336

Approved on 03/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.02

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed floor plan, elevations and sections	349/P3A		23rd August 2012
Proposed door and window details	349/P4		9th July 2012

BH2012/02294**Flat 7 21 First Avenue Hove**

Application for Approval of Details Reserved by Condition 5 of application BH2011/00765

Applicant: Lindsay Kirby

Officer: Christopher Wright 292097

Approved on 12/09/12 DELEGATED

BH2012/02368**2A & 2B Brunswick Terrace Hove**

Alterations to layout and replacement of windows and doors to basement flats.

Applicant: Mr Richard Vahrman

Officer: Jason Hawkes 292153

Approved on 17/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) BH06.03

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

4) BH13.03

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

5) UNI

Notwithstanding the submitted details, no works shall take place until full details of the proposed windows including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The glazing bars must be traditionally detailed. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing and proposed basement plan	20A		31st July 2012
Existing and proposed elevations	21A		31st July 2012
Existing and proposed elevations	22 A		31st July 2012
Details of sash windows	28		31st July 2012
Details of patio doors	29		31st July 2012
Door and window details Patio 1			31st July 2012
Door and windows detailsPatio 2			31st July 2012

BH2012/02369

2A & 2B Brunswick Terrace Hove

Internal alterations to layout of basement flats and external alterations to layout and replacement of windows and doors.

Applicant: Mr Richard Vahrman

Officer: Jason Hawkes 292153

Approved on 17/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) BH13.03

All new windows shall be painted softwood, double hung vertical sliding sashes with joinery details to match originals, where existing, and shall be retained as such.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the submitted details, no works shall take place until full details of the proposed windows including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The glazing bars must be traditionally detailed. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

CENTRAL HOVE

BH2012/01379

91 St Aubyns Hove

Application for removal of condition 3 of previously approved planning application 3/81/0483 (Demolition of existing garage and erection of three storey house) to make use of the garage as living space, providing a garden and removal of hardstanding and garage access.

Applicant: Mr Clive Hawkins

Officer: Helen Hobbs 293335

Approved on 30/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until the developer has submitted to and obtained written approval from the Local Planning Authority for; a method statement to identify, risk assess and address the unidentified contaminants.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
All floors-existing	11		8th May 2012
All floors -proposed	12		8th May 2012
Site plan			28th May 2012
Block plan			8th May 2012

BH2012/01890

Flat 3 Winchester House 8 Fourth Avenue Hove

Construction of first floor balcony with railings to rear elevation.

Applicant: Mr Laurence Broderick

Officer: Adrian Smith 290478

Refused on 31/08/12 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to adjacent occupiers. The proposed balcony, by virtue of its elevated position, would afford excessive and uncharacteristic amenity harm to neighbouring properties by way of overlooking and potential noise disturbance, contrary to the above policy.

BH2012/02000

Garages on South Side of Hove Place Hove

Demolition of 3no garages and erection of a single storey office building.

Applicant: Mr Cleto Capetta

Officer: Adrian Smith 290478

Approved on 10/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be occupied until the sustainability measures detailed within the supporting statement received on the 2nd July 2012 have been fully implemented, and such measures shall thereafter be retained as such.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

3) UNI

Prior to the occupation of the development the applicant shall reinstate the redundant vehicle crossover fronting the site back to footway by raising the existing kerb and footway. The works shall be completed prior to the occupation of the development hereby permitted and shall thereafter be retained.

Reason: In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site plan and plans	0186.PL.010	A	02/07/2012
	0186.PL.011		02/07/2012
	0186.PL.012		20/08/2012

6) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2012/02092

3 Kings Mews Hove

Installation of a rooflight to front elevation.

Applicant: Mr Philip Ryan

Officer: Robert McNicol 292322

Approved on 07/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH13.10A

The rooflight hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location, block plan and existing plans	A.01		5 July 2012
Proposed plans	D.01	C	8 August 2012
Existing and proposed elevations	P.02	C	21 August 2012
Roof slate ventilation specification			21 August 2012

BH2012/02101

5 St Aubyns Hove

Removal of external fire escape at rear of building.

Applicant: Rushcavern Ltd

Officer: Christopher Wright 292097

Approved on 31/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Following the removal of the external fire escape all remaining embedded metalwork and fittings shall be extricated from the building and the external walls repaired and finished to match existing.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Design and Access Statement			13 July 2012
Report on Feasibility of Upgrading Internal Fire Precautions in order to remove Rear Fire Escape	PJG/sh/11126		6 July 2012
Schedule of Works	PJG/sh/11126		6 July 2012
Location Plan			6 July 2012
Block Plan			6 July 2012
Proposed Fire Escape Removal - Proposed & Existing Elevations	01		6 July 2012

BH2012/02124

Garages to the rear of 28 Medina Villas fronting Albany Villas

Demolition of garage block and erection of 1no three bedroom dwelling.

Applicant: Kahair Properties Ltd

Officer: Adrian Smith 290478

Refused on 04/09/12 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity to the proposed residents, whilst policy HO5 requires the provision of private useable amenity space in new residential development. The proposed development, by virtue of its failure to provide suitable private amenity space for the benefit of future residents, represents a cramped overdevelopment of the site that fails to provide a suitable form of residential accommodation, contrary to the above policies.

2) UNI2

Policies QD1, QD2, QD15 and HE6 of the Brighton & Hove Local Plan state that proposals for buildings within a conservation area should preserve or enhance the character or appearance of the area and should show a consistently high standard of design and detailing reflecting the scale and character or appearance of the area, incorporating suitable landscaping. The proposed building, by reason of its convoluted form and excessive footprint that fails to allow for sufficient landscaping of the site, fails to represent a suitably high design standard. The proposal would therefore be harmful to the character and appearance of the Cliftonville conservation area, contrary to the above policies.

BH2012/02135

129 Church Road Hove

Application for Approval of Details Reserved by Condition 3 of application BH2011/02982 (appeal ref APP/Q1445/A/12/2169738)

Applicant: The Giggling Squid Group

Officer: Adrian Smith 290478

Approved on 11/09/12 DELEGATED

BH2012/02142

1-2 Victoria Terrace Hove

Application for Approval of Details Reserved by Conditions 5, 6, 7, 8, 9, 10, 11, 12 and 13 of application BH2011/03370.

Applicant: Mr John Regan

Officer: Christopher Wright 292097

Split Decision on 05/09/12 DELEGATED

1) UNI

APPROVE the details pursuant to conditions 5, 6, 7, 8, 9 and 10 of application BH2011/03370 and subject to full compliance with the submitted details.

1) UNI

The details pursuant to conditions 11, 12 and 13 of application BH2011/03370 are NOT APPROVED for the reasons set out in section 11.

2) UNI2

Insufficient information has been submitted in order to approve the details reserved by conditions 11, 12 and 13 of application BH2011/03370.

The following information is required to secure approval of the details pursuant to conditions 11, 12 and 13:

- i. Precise details of the period fireplace surrounds and fireplaces, to include detailed elevations, sections and flue ventilation details.
- ii. Full details of the materials and method statement for the repair works the rear stone balcony ledge.
- iii. Full details of the external steps, balcony railings, stairs and wall balustrades to the rear elevation, to include materials, paint finishes, fixing methods and 1:20 scale sample elevations and 1:1 scale profile drawings of the steps, step supports, hand rails, balusters and newel posts.

BH2012/02206

Flat 5 2 Grand Avenue Hove

Erection of two storey side extension to flat.

Applicant: Mr Steven Hill

Officer: Helen Hobbs 293335

Refused on 12/09/12 DELEGATED

1) UNI

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The roof terrace by virtue of its positioning, elevated position and proximity to neighbouring properties would result in an unacceptable level of overlooking and loss of privacy to the neighbouring property, No. 4 Grand Avenue. The terrace is an overbearing, unneighbourly and intrusive form of development, and is therefore contrary to the above policy.

BH2012/02261

Lancaster Court Kingsway Hove

Application for Approval of Details Reserved by Condition 3 of application BH2011/03541

Applicant: Coastal Estate Management Ltd

Officer: Christopher Wright 292097

Approved on 12/09/12 DELEGATED

BH2012/02276

Flat 5, 4 Medina Terrace Hove

Lowering of terrace floor and replacement of existing UPVC windows and doors with new aluminum doors to front elevation and installation of rooflight to rear elevation.

Applicant: Ms Ann Rosenhagen

Officer: Mark Thomas 292336

Approved on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH13.10A

The rooflight[*s*] hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan

3) UNI

Before development commences, details of the drainage of the roof terrace shall be submitted to and approved by the local planning authority in writing and the works shall be carried out and completed fully in accordance with those details. No new additional outlets shall be formed through the front wall or new pipework shall be added to the front wall.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building, to safeguard the visual amenities of the conservation area, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the submitted information, before development commences, details of the proposed material to be used for the balcony/terrace floor shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out fully in accordance with the approved details and thereafter permanently retained as such.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building, to safeguard the visual amenities of the conservation area, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing floor plan and site location plan	01		23rd July 2012

Existing section and elevations	02	Revision A	23rd July 2012
Proposed floor plan	03		23rd July 2012
Proposed section and elevations	04	Revision A	23rd July 2012
Proposed door elevation and sections	05		23rd July 2012

6) UNI

The enlargement of the front dormer face and cheeks resulting from the lowering of the terrace/balcony floor shall incorporate cladding in natural slate to match the existing.

Reason: To ensure the satisfactory preservation of this listed building, to safeguard the visual amenities of the conservation area, and to comply with policies HE1 and HE6 of the Brighton & Hove Local Plan.

GOLDSMID

BH2012/00021

Unit 2 Hove Business Centre Fonthill Road Hove

Change of use from offices (B1) to performing arts college (D1).

Applicant: The MGA Company

Officer: Steven Lewis 290480

Refused on 05/09/12 DELEGATED

1) UNI

The proposal would be contrary to policy EM5 of the Brighton & Hove Local Plan which seeks to resist the loss of office floor space unless it has been demonstrated that the use is genuinely redundant, is no longer viable and is unsuitable for redevelopment for alternative employment generating uses or, failing that, affordable housing. Applicants are expected to demonstrate active marketing of the unit on competitive terms in accordance with an appropriate marketing strategy. Documentary evidence would suggest that the premises have been not been thoroughly marketed and insufficient information has been submitted with the application to demonstrate the use of the office space is no longer viable.

BH2012/01178

58 Palmeira Avenue Hove

Erection of 8 residential apartments and associated parking.

Applicant: Owen Property

Officer: Adrian Smith 290478

Approved after Section 106 signed on 14/09/12

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Other than the balcony areas identified in the approved drawings, access to the flat roofs to the development hereby approved shall be for maintenance or emergency purposes only and the flat roofs shall not be used as roof gardens, terraces, patios or similar amenity areas.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

3) UNI

The vehicle parking areas shown on the approved plans shall not be used otherwise than for the parking of private vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

4) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the new dwellings hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

5) UNI

All hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

6) UNI

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

7) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

8) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall at all times be undertaken in accordance with the arboricultural method statement contained within the Arboricultural Report received on the 18th April 2012. All trees identified for retention within the submitted Arboricultural Report shall be protected to BS5837 (2005) throughout all development works.

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

9) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 3 as a minimum for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

11) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees to be retained and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12) UNI

No development shall commence until details of the arboricultural consultant to be employed during construction works shall be submitted to, and approved by, the Local Planning Authority, in accordance with the arboricultural method statement submitted with the application. Such details shall include the name, employer, contact details and time periods for the consultant's presence onsite.

The scheme shall be implemented in accordance with the approved details.

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

13) UNI

Prior to the commencement of development on site, detailed drawings, including levels, sections and constructional details of the vehicular access shall be submitted to the Planning Authority and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

14) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be commenced until details of appropriate signage and mirrors on the access ramp (or any other system for improving pedestrian, vehicular and cyclist visibility) have been submitted and approved in writing by the Local Planning Authority. These facilities shall be fully

implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To improve visibility and awareness of vehicles entering and exiting the site via the access ramp, in the interest of highway safety and to comply with policy TR7 of the Brighton & Hove Local Plan.

15) UNI

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

16) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall be carried out in accordance with the measures details within the Sustainability Checklist and Energy and Sustainability Report received on the 18th April 2012.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

17) UNI

The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car and to comply with policy TR14 of the Brighton & Hove Local Plan.

18) UNI

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

19) UNI

The development hereby permitted shall be carried out in accordance with the approved drawing nos. TA635/10, TA635/11, TA635/12, TA635/17, TA635/19, TA635/21, TA635/22 & TA635/23 received on the 18th April 2012; and drawing nos. TA635/13A, TA635/14A, TA635/15A, TA635/16A, TA635/18A & TA635/20A received on the 11th June 2012.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2012/01702

St Annes Convent 3 and 3a Lansdowne Road Hove

Change of use of 3 Lansdowne Road from religious house in multiple occupation (Sui Generis) to accommodation for adults with physical and learning disabilities with associated communal areas (C2) incorporating extensions at ground, first and second floor level, roof alterations and associated works. Erection of lift shaft to side elevation to serve 3 and 3A Lansdowne Road including new communal entrance.

Applicant: Poor Servants of the Mother of God

Officer: Adrian Smith 290478

Approved on 10/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The first floor window in the east side elevation hereby permitted shall not be glazed otherwise than with obscured glass and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

4) UNI

Other than the proposed lift shaft and new entranceway, the external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building at No.3 Lansdowne Road.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

5) UNI

The new window in the east side elevation shall be painted softwood, double hung vertical sliding sash with concealed trickle vents to match that adjacent and shall be retained as such at all times.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall not be occupied until the disabled parking facilities shown on the approved plans have been fully implemented and made available for use. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory car parking facilities for the disabled users are provided and to comply with policy TR18 & SPG04 of the Brighton & Hove Local Plan.

7) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the lift shaft and entranceway hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

9) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under BREEAM Multi-Residential (or an equivalent or successor assessment tool) and a Design Stage Assessment Report showing that the development will achieve a BREEAM Multi-Residential rating have been submitted to the Local Planning Authority; and
- (b) a BRE issued Design Stage Certificate demonstrating that the development has achieved a BREEAM Multi-Residential rating has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved shall not be occupied until a BREEAM Multi-Residential (or certificate from equivalent or successor assessment tool) and a Building Research Establishment issued Post Construction Review Certificate confirming that the development has achieved an BREEAM Multi-Residential rating has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

12) UNI

The development hereby permitted shall not be occupied until the cycle parking

facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

13) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site plan	PL09		18/06/2012
Block plan	PL10		18/06/2012
Existing plans	11177se-01	A	07/06/2012
	11177se-02		07/06/2012
	11177se-03		18/06/2012
Proposed plans	PL01	A	03/09/2012
	PL02	A	03/09/2012
	PL03	B	03/09/2012
	PL04	B	03/09/2012
	PL05	A	03/09/2012
	PL06	A	07/06/2012
	PL07		20/07/2012

14) UNI

The dormers hereby approved to the rear elevation shall be lead lined to match that of the front elevation and shall be retained as such at all times.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

BH2012/01906

42 Wilbury Villas Hove

Certificate of lawfulness for existing use as an educational and training facility (D1).

Applicant: Mrs Nursery Daycare Ltd

Officer: Christopher Wright 292097

Approved on 31/08/12 DELEGATED

BH2012/01989

Flat 2 24 Wilbury Gardens Hove

Replacement of timber framed sash windows UPVC windows, replacement of sliding UPVC doors at rear to UPVC French doors. Side window to be removed and bricked up.

Applicant: Mrs Sarah Kirby

Officer: Robert McNicol 292322

Refused on 13/09/12 DELEGATED

1) UNI

Policy QD14 of the Brighton & Hove Local Plan states that planning permission for alterations to existing buildings will only be granted if the proposed development is well designed, sited and detailed in relation to the property to be extended, adjoining properties and to the surrounding area and uses materials sympathetic to the parent building. By virtue of having excessively thick frames, using an inappropriate modern material and not replicating the segmental top rail of the original window design, the proposed replacement windows on the front elevation are considered to have a detrimental impact on the design and

character of the recipient property and the surrounding area.

BH2012/02167

29 Wilbury Road Hove

Erection of single storey summerhouse in rear garden.

Applicant: Mr Michael Forster

Officer: Robert McNicol 292322

Approved on 19/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The summerhouse hereby permitted shall be used only as ancillary accommodation in connection with the enjoyment of the main property as a single dwellinghouse and not for any other purpose.

Reason: In order to protect the amenities of adjacent properties and in accordance with policy QD27 and HO9 of the Brighton & Hove Local Plan.

3) UNI

No development or other operations shall commence on site in connection with the development hereby approved until a detailed Construction

Specification/Method Statement for the foundations of the summerhouse has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the mature sycamore in the vicinity of the proposed summerhouse. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement.

Reason: In order to protect an existing tree and in accordance with policy QD16 of the Brighton & Hove Local Plan.

Plan Type	Reference	Version	Date Received
Existing plan, elevation, location plan and block plan	0101/200A		11 September 2012
Proposed plans and elevations	0101/201B		11 September 2012

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

BH2012/02175

Rear of 76 Goldstone Villas Hove

Demolition of existing boundary wall and erection of two storey extension to provide office accommodation with own street entrance at rear of property.

Applicant: Lincoln Holland Holdings Ltd

Officer: Steven Lewis 290480

Approved on 07/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH12.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

3) UNI

No development shall take place until a scheme for the junction of existing and new work, and samples of all materials to be used in the external finishes of the extension, have been submitted to, and approved in writing by, the Local Planning Authority. The approved development shall thereafter be constructed in accordance with approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

No development shall take place until the following details have been submitted to and approved by the local planning authority in writing:

- i) 1:50 scale elevational drawing of the east elevation of the Atrium
- ii) section of the door thresholds and ramp at 1:5 scale,
- iii) 1:20 sample elevations and sections and 1:1 scale sectional profiles of the new windows and doors and their cills, reveals, thresholds and steps, and the works shall be carried out in strict accordance with the approved details and maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory detailing of the extension and to enhance the appearance of the Hove Station conservation area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site Plan			13/07/2012
Block Plan			13/07/2012
Existing Elevations 1			13/07/2012
Existing Floor Plans 2			13/07/2012
Proposed Elevations 3			13/07/2012
Proposed Floor Plans 4			13/07/2012

6) UNI

The rooflights hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

7) UNI

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted to ensure the satisfactory detailing of the extension and to enhance the appearance of the Hove Station conservation area and to comply with policies QD1, QD14 and HE6 of the Brighton & Hove Local Plan.

BH2012/02177

Rear of 76 Goldstone Villas Hove

Demolition of rear boundary wall.

Applicant: Lincoln Holland Holdings Ltd

Officer: Steven Lewis 290480

Approved on 07/09/12 DELEGATED

1) BH01.04

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) BH12.08

The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.

Reason: To prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

BH2012/02211

Flat 18 72 The Drive Hove

Replacement of existing timber framed windows with white UPVC double glazed windows.

Applicant: Javid Azadi

Officer: Clare Gibbons 292454

Approved on 30/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The replacement units hereby permitted shall match the glazing design of the existing units and be retained so thereafter.

Reason: For the avoidance of doubt in the interests of the visual amenities of the surrounding area, in compliance with policies HE6 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			13th July 2012
Design and Access Statement			13th July 2012
Heritage Statement			13th July 2012
Schedule of photographs (3 pages)			13th July 2012
Specification of Rehau windows			13th July 2012
Specifiatiion of SKS windows			13th July 2012

BH2012/02213

Flats 3-6 Oak Lodge 47-49 Palmeira Avenue Hove

Replacement of rear balcony balustrades with ironwork and glass panel balustrades.

Applicant: 47 - 49 Palmeira Avenue Hove Management Ltd

Officer: Robert McNicol 292322

Approved on 13/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
1st floor existing and proposed plans	02/13/02		23 July 2012
Existing west elevation	251/02P1		8 August 2012
Proposed west elevation	251/03P1		8 August 2012
Proposed balcony detail	10064-1		13 July 2012

BH2012/02220

Flat 1 77 The Drive Hove

Installation of suspended ceiling to bedroom.

Applicant: Ms Pamela McIntyre

Officer: Mark Thomas 292336

Approved on 11/09/12 DELEGATED

1) BH01.05

The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) UNI

The original plaster ceiling within the room the subject of this application shall be retained, and the new plasterboard ceiling finished with a plaster skim coat.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan

BH2012/02247**72 Old Shoreham Road Hove**

Replacement of roof tiles from plain clay to redland 49 concrete tiles.

Applicant: Parade Properties Ltd

Officer: Clare Gibbons 292454

Approved on 30/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			30th July 2012
5 x unnumbered floor plans			30th July 2012
3x photographs			16th July 2012
Specification of 'Antique Red' concrete tile			16th July 2012

BH2012/02249**Flat 7 5 Cromwell Road Hove**

Replacement of existing timber single glazed casement windows with UPVC double glazed sash windows.

Applicant: Brighton & Hove Securities Ltd

Officer: Christopher Wright 292097

Refused on 18/09/12 DELEGATED

1) UNI

The design, proportions and materials of the proposed replacement windows are not considered acceptable and would be incongruous and discordant with the character of the Listed Building and the original style of the sash windows on the lower floors. The development would be detrimental to visual amenity and the character and appearance of the Willett Estate Conservation Area and contrary to policies HE1 and HE6 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD09: Architectural Features.

BH2012/02250**Flat 7 5 Cromwell Road Hove**

Replacement of existing timber single glazed casement windows with UPVC double glazed sash windows.

Applicant: Brighton & Hove Securities Ltd

Officer: Christopher Wright 292097

Refused on 18/09/12 DELEGATED

1) UNI

The design, proportions and materials of the proposed replacement windows are not considered acceptable and would be incongruous and discordant with the character of the Listed Building and the original style of the sash windows on the lower floors. The development would be detrimental to visual amenity and contrary to policy HE1 of the Brighton & Hove Local Plan 2005 and Supplementary Planning Document SPD09: Architectural Features.

BH2012/02323

50 Addison Road Hove

Erection of single storey rear side extension.

Applicant: Ms Angela Devas

Officer: Clare Gibbons 292454

Refused on 11/09/12 DELEGATED

1) UNI

The proposed rear extension by virtue of its height, depth, position and close proximity to the boundary with no. 48 Addison Road would have an unacceptable overbearing effect and result in a sense of enclosure, detrimental to the amenity of occupiers of the neighbouring property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

HANGLETON & KNOLL

BH2012/02051

94 Boundary Road Hove

Certificate of Lawfulness for proposed use as A1 takeaway coffee shop.

Applicant: The Coffee Station

Officer: Helen Hobbs 293335

Approved on 31/08/12 DELEGATED

BH2012/02190

121 Godwin Road Hove

Erection of a single storey rear extension and construction of access ramps to front and rear of property.

Applicant: Mr & Mrs Thompson

Officer: Helen Hobbs 293335

Approved on 10/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed/existing plans elevations	2580/10B		4th September 2012
Location and site	2580/11		16th July 2012

BH2012/02210

36 Hangleton Lane Hove

Demolition of store room and garage and erection of a single storey side extension with attached single garage.

Applicant: Roger Watson

Officer: Clare Gibbons 292454

Refused on 13/09/12 DELEGATED

1) UNI

The proposed single storey extension to the side of the dwellinghouse, by reason of its projection, width and bulk, would represent an incongruous addition that would dominant the original property to the detriment of its visual amenity and appear as an intrusive feature in this prominent position in the street scene causing harm to the character and appearance of the Hangleton conservation area, contrary to policies HE6 and QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

The proposed rear extension by virtue of its height, depth, position and close proximity to the boundary with no.38 Hangleton Road would have an unacceptable overbearing effect and result in a loss of outlook, detrimental to the amenity of occupiers of the neighbouring property, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02238

11 Hangleton Gardens Hove

Certificate of lawfulness for existing rear dormer.

Applicant: Miss Azaria Munro

Officer: Robin Hodgetts 292366

Refused on 31/08/12 DELEGATED

1) UNI

The development is not permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995, as amended, because the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres.

BH2012/02264

18 Windmill Close Hove

Removal of existing side dormer and rear section of 'cats slide' roof. Extension at first floor level in roof side and rear.

Applicant: Vanessa Cheal

Officer: Christopher Wright 292097

Approved on 13/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings, other than

those expressly authorised by this permission, shall be constructed on the west facing flank elevation of the extension hereby permitted, without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding drawing no. PL11 Rev. A received on 3 August 2012, no development shall take place until the opening method of the first floor window on the flank elevation of the extension (bathroom) hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The window shall be obscure glazed and shall be installed in accordance with the agreed details and retained as such thereafter unless otherwise approved in a planning application on that behalf.

Reason: To safeguard the privacy of the occupiers of the adjoining property, 16 Windmill Close, and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan			19 July 2012
Proposed Floor Plans and Elevations (includes Block Plan)	PL11A		3 August 2012

BH2012/02425

36 Clarke Avenue Hove

Certificate of Lawfulness for the erection of a ground floor side extension.

Applicant: Barry Gozzett

Officer: Helen Hobbs 293335

Approved on 19/09/12 DELEGATED

SOUTH PORTSLADE

BH2012/01889

St Marys RC School Church Road Portslade

Demolition of existing boundary wall and construction of new boundary wall with vehicle and pedestrian gates, with welded mesh fence above new wall.

Applicant: Mrs Joyce Jones

Officer: Helen Hobbs 293335

Refused on 31/08/12 DELEGATED

1) UNI

The proposed boundary wall and mesh fencing, due to their excessive height and appearance, would appear overly dominant and intrusive within the street scene, and would be out of keeping with the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan.

BH2012/01979

49-51 Church Road Portslade

Conversion of existing building into 2no 1 bed flats, 1no 2 bed house and 1no 3 bed house. Associated alterations including a rear two storey extension.

Applicant: Westscott Developments

Officer: Adrian Smith 290478

Refused on 31/08/12 DELEGATED

1) UNI

Policy HO20 of the Brighton & Hove Local Plan resists the loss of community facilities unless (amongst others), it can be demonstrated that the site is not needed, not only for its existing use but also for other types of community use. No information has been submitted with the application to demonstrate that the site is suitable for retention for its existing use or for alternative community uses, contrary to the above policy.

2) UNI2

Policy QD3 of the Brighton & Hove Local Plan requires that all developments make effective use of a site incorporating an intensity of development appropriate to the locality, the nature of the development, and proposed uses. Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development will not be granted where it would cause loss of amenity to the proposed residents, whilst policy HO5 requires the provision of private useable amenity space in new residential development. The proposed development, by virtue of its overall density, the number of units proposed, and their limited private amenity space, represents a cramped overdevelopment of the site that fails to provide a suitable form of accommodation for future residents commensurate to that of the locality. For these reasons the proposal is contrary to policies QD3, HO5 and QD27 of the Brighton & Hove Local Plan.

BH2012/02472

70 Fairway Crescent Portslade

Certificate of Lawfulness for proposed rear dormer.

Applicant: Charlotte Standing

Officer: Steven Lewis 290480

Approved on 31/08/12 DELEGATED

HOVE PARK

BH2012/00556

The British Engineerium The Drove Way Hove

Application for Approval of Details Reserved by Condition 6 of application BH2011/00229.

Applicant: The British Engineerium

Officer: Guy Everest 293334

Approved on 05/09/12 DELEGATED

BH2012/01001

47 Woodruff Avenue Hove

Erection of two storey extension at rear incorporating roof extension, rooflights and revised fenestration.

Applicant: Simon Cooper

Officer: Steven Lewis 290480

Refused on 30/08/12 DELEGATED

1) UNI

The extension by reason of its scale, massing and bulk is considered poorly designed and an overdevelopment of the plot which would harm the character and appearance of the building, street scene and visual amenity of the area, contrary to policies QD14 and QD27 of the Brighton & Hove Local Plan 2005.

2) UNI2

The applicant has not provided the Case Officer with access to the site and as such a full and proper assessment of the impact upon the amenities of adjacent neighbouring occupiers in the context of policy QD14 of the Brighton & Hove Local Plan has not been possible.

BH2012/01354

Land at City Park Orchard Road Hove

Erection of 6no two bedroom houses with associated landscaping and cycle spaces.

Applicant: Mr Tim Harding

Officer: Jason Hawkes 292153

Approved after Section 106 signed on 14/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.03

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH02.04

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) BH02.06

No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.

Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

5) BH02.07

The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

6) BH03.01

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

7) BH04.01

The new dwelling[s] shall be constructed to Lifetime Homes standards to the satisfaction of the Local Planning Authority.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

8) BH05.01

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve [*Code level 3 / Code level 4 / Code level 5*] for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

9) BH05.01

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with the Building Research Establishment (BRE) under the Code for Sustainable Homes and a Design Stage Report showing that the development will achieve Code level 3 for all residential units have been submitted to the Local Planning Authority; and
- (b) a BRE issued Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 3 for all residential units has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

10) BH05.02

Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Building Research Establishment issued Final Code Certificate confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 3 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11) BH06.02

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby

permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

12) BH11.01

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

13) BH11.02

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

14) BH15.04A

No development approved by this permission shall be commenced until the method of piling foundations for the development shall be carried out in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall be carried out in strict accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer and to comply with policy SU3 of the Brighton & Hove Local Plan.

15) UNI

No development shall commence until full details of site and finished floor levels and height of the development in relation to surrounding buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in strict accordance with the agreed details.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD1, QD2 and QD27 of the Brighton & Hove Local Plan.

16) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location and Block Plans	TA647/01		26th June 2012
Proposed Contextual Plan	TA647/P02B		26th June 2012
Site Layout and Roof Plan	TA647/P10B		26th June 2012
South and West Elevations	TA647/P11B		26th June 2012
North and East Elevations	TA647/P12B		26th June 2012
Sections A-A & B-B	TA647/P13B		26th June 2012
Floor Plans Units 1 & 2	TA647/P14B		26th June 2012

Roof / First Floor Plan Unit 3 - 6	TA647/P15A		26th June 2012
Ground Floor Plan Units 3 - 6	TA647/P16A		26th June 2012
LGF Plans for Units 3 - 6	TA647/P17A		26th June 2012
North and South Elevations	TA647/P18B		26th June 2012
West Elevation	TA647/P19B		26th June 2012
Comparison Study - Crèche	TA647/P21B		26th June 2012
Comparison Study - Residential	TA647/P20B		26th June 2012
Comparison Study - Residential	TA647/P22B		26th June 2012
Typical Boundary Fence Details	TA647/P23		26th June 2012

17) UNI

No development shall commence until full details of the green walls and roof have been submitted to and approved by the Local Planning Authority. The scheme shall include full specification of plants including densities, distribution and arrangements for future maintenance. All planting comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the works, whichever is the sooner. Any plants which within a 5 year period from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

18) UNI

No works shall take place until full details of all the fencing for the site, including 1:50 sample elevations and a block plan showing the extent of the fencing, have been submitted to and approved by the Local Planning Authority in writing. The fencing as agreed will be installed prior to the occupation of the units.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

19) UNI

Notwithstanding the submitted Arboricultural Statement, no development shall commence until a full more detailed Arboricultural Statement has been submitted which indicates how the trees to be retained on site shall be protected on site taking into the approved scheme, as amended. The statement shall be implemented in accordance with the agreed scheme during the construction of the development and the trees retained thereafter.

Reason: To protect the trees which are to be retained on site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

20) UNI

Access to the green roof hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policy QD27 of the Brighton & Hove Local Plan.

21) UNI

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed with the Local Planning Authority) shall be carried out until the developer has submitted,

and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: In the interests of the protection of controlled waters (groundwater) as the site is within a Source Protection Zone 1 area for a public water supply abstraction point and in comply with policies SU9 and SU11 of the Brighton & Hove Local Plan.

22) UNI

No works shall take place until full details of proposed solar panels, including 1:50 elevations, have been submitted to and approved by the Local Planning Authority in writing. The panels as agreed will installed prior to the occupation of the units and thereafter retained as such.

Reason: To protect residential amenity and the appearance of the building in accordance with policies QD1 and QD27 of the Brighton & Hove Local Plan.

BH2012/01609

19 Onslow Road Hove (Land to rear of 57 Shirley Drive Hove)

Erection of new detached house.

Applicant: Development Design LLP

Officer: Jason Hawkes 292153

Approved on 04/09/12 PLANNING COMMITTEE

1) UNI

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) UNI

Unless otherwise agreed in writing by the Local Planning Authority, the residential unit hereby approved shall not be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

3) UNI

The east facing first floor window and rooflight hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

Reason: To safeguard the amenity of the occupiers of nearby adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

5) UNI

The vehicle parking area shown on the approved plans shall not be used

otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Block Plan and Site Location Plans	TA618/01		25th May 2012
Existing site survey	TA618/02		25th May 2012
Proposed Site Plan	TA618/10B		12th June 2012
Proposed Floor Plans	TA618/11A		12th June 2012
Contextual Street Elevation	TA618/12		25th May 2012
Proposed Elevations	TA618/13		25th May 2012
Proposed Elevations	TA618/14		25th May 2012

7) UNI

The development hereby permitted shall not be commenced until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

8) UNI

No development shall take place until details have been submitted and approved by the Local Planning Authority which indicates that the dwelling shall be fully constructed to Lifetime Homes standards and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

9) UNI

No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan

10) UNI

Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until:

- (a) evidence that the development is registered with an accreditation body under the Code for Sustainable Homes and a Design Stage/Interim Report showing that the development will achieve Code level 4 for all residential units have been submitted to the Local Planning Authority; and
- (b) a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development will achieve Code level 4 for all residential units has been submitted to, and approved in writing by, the Local

Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

11) UNI

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

12) UNI

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, means of enclosure, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

13) UNI

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

14) UNI

No development shall commence until an Arboricultural Method Statement regarding the protection of the adjacent trees has been submitted to and approved by the Local Planning Authority. The statement shall be in accordance with BS 5837 (2005) Trees in relation to Construction and will include protection of roots. The works shall be implemented in accordance with the approved statement.

Reason: To protect the trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

15) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse(s) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: To protect the amenity of adjacent properties and in accordance with policy QD27 of the Brighton & Hove Local Plan.

BH2012/01670

1A Elrington Road Hove

Removal of rear extension, alterations to roof shape with rooflights to front and rear, erection of pitched roof over existing garage and alterations to layout.

Applicant: Mr Daniel McHenry

Officer: Christopher Wright 292097

Approved on 31/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

No development shall commence until full details of existing and proposed ground levels within the site and on land adjoining the site to OS Datum, by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved level details.

Reason: To ensure a satisfactory appearance to the development and to protect the amenity of surrounding neighbours in accordance with policies QD1, QD2, and QD27 of the Brighton & Hove Local Plan.

4) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings other than those expressly authorised by this permission shall be constructed on either of the north or south facing flank elevations of the development hereby permitted without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Design & Access Statement			31 May 2012
Cedral Weatherboard product data and colour range	CH483/001		31 May 2012
Location & Block Plans			31 May 2012
Proposed Plans	CH483/005B		21 August 2012
Proposed Elevations	CH483/006B		21 August 2012
Proposed Elevations & Sections	CH483/007B		21 August 2012

BH2012/01698**85A Dyke Road Avenue Hove**

Erection of detached garage.

Applicant: Mrs K Hussain**Officer:** Clare Gibbons 292454**Approved on 14/09/12 DELEGATED****1) BH01.01**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site plan - existing	Unnumbered		1st June 2012
Block Plan	Unnumbered		1st June 2012
Existing boundary construction	2012/38(44)02		19th June 2012
Proposed detached garage	2012/38(44)01		19th June 2012

BH2012/02027**1 Radinden Manor Road Hove**

Application for variation of conditions 2 and 4 of application BH2012/01088 (Demolition of existing garage and side extension. Erection of single storey side and rear extension to East, single storey infill extension to West elevation and revised fenestration at ground and first floor levels) to permit the insertion of 2no rooflights to North elevation.

Applicant: Mr Karkia**Officer:** Christopher Wright 292097**Approved on 12/09/12 DELEGATED****1) UNI**

The development hereby permitted shall be carried out in accordance with the approved approved location plan and drawing nos. 9, 10 and 11 received on 10 April 2012; the design and access statement received on 4 May 2012; and drawing nos. 6A, 7A, 8A, 13b, 20 and 21 received on 3 July 2012 and drawing no 12B received on 5 September 2012

Reason: For the avoidance of double and in the interests of proper planning.

2) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings, other than those expressly authorised by this permission, shall be constructed on the northern flank elevation of the property, adjacent to 2a Radinden Manor Road, without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) UNI

The two first floor windows (to en-suites) on the northern flank elevation of the property, opposite the flank wall of 2a Radinden Manor Road, of the development hereby permitted, shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor level of the room in which the windows are installed, and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02099

15 Downside Hove

Remodelling of existing bungalow to form a two storey dwelling.

Applicant: Ms Heather Armstrong

Officer: Jason Hawkes 292153

Approved on 04/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) BH05.08

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

4) BH05.10

The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

5) UNI

Access to the flat roof of the front garage shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

6) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location & block plan	TA665/01		6th July 2012
Existing site plan	TA665/02		6th July 2012
Existing floor plans	TA665/03		6th July 2012
Existing elevations	TA665/04		6th July 2012
Existing elevations	TA665/05		6th July 2012
Existing sections	TA665/06		6th July 2012
Existing section	TA665/07		6th July 2012
Existing street scene	TA665/08		6th July 2012
Proposed site plan	TA665/10D		20th August 2012
Proposed floor plans	TA665/11B		6th July 2012
Proposed floor plans	TA665/12D		20th August 2012
Proposed elevations	TA665/13D		17th August 2012
Proposed section	TA665/16B		17th August 2012
Proposed street scene	TA665/17D		17th August 2012
Proposed side elevations	TA665/18D		20th August 2012

7) UNI

The side first floor windows hereby approved shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed and thereafter retained as such, unless otherwise agreed with the local planning authority in writing.

Reason: To safeguard the amenity of the occupiers of nearby adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

BH2012/02110

85A Dyke Road Avenue Hove

Removal of existing conservatory and erection of new garden room.

Applicant: Mrs K Hussain

Officer: Jason Hawkes 292153

Approved on 31/08/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH02.09

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.

Reason: In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

3) BH03.03

The external finishes of the development hereby permitted shall match in

material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Proposed and existing layouts and elevations	2012/38(44)-GR-01 B		8th August 2012

BH2012/02129

Unit 5 274 Old Shoreham Road Hove

Display of internally illuminated fascia sign.

Applicant: Dixons Retail

Officer: Helen Hobbs 293335

Approved on 19/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2012/02307

Land Rear of 6-8 Kelly Road Hove

Erection of two/three storey four/seven bedroom dwelling on land rear of 6 and 8 Kelly Road. Demolition of garage at 8 Kelly Road to form access to proposed dwelling.

Applicant: Eman Barakat

Officer: Clare Gibbons 292454

Refused on 14/09/12 DELEGATED

1) UNI

The proposed development, by reason of its scale, massing and extent of site coverage, represents an uncharacteristic and cramped form of overdevelopment of this backland site that would have a detrimental impact upon the character and appearance of the area, contrary to policies QD1, QD3, and HO5 of the Brighton & Hove Local Plan 2005 and SPGBH4 (Parking Standards).

BH2012/02318

6 Woodland Avenue Hove

Erection of two storey pitched roof rear side extension and replacement single storey flat roofed garage.

Applicant: Mr Banks

Officer: Steven Lewis 290480

Approved on 11/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door, other than those expressly authorised by this permission, shall be constructed in the walls or roof of the extension hereby permitted without first obtaining planning permission from the local planning authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

4) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Ground Floor as Existing			02/08/2012
First Floor as Existing			02/08/2012
Site Plan / Block Plan	14311-101		03/08/2012
Existing elevations	14311-102		02/08/2012
Existing and Proposed Floor Plans	14311-103		02/08/2012
Proposed Elevations	14311-104		02/08/2012

BH2012/02322

3 The Green Hove

Erection of two storey rear extension, rooflights to sides & front and dormer window at rear.

Applicant: Clive Crutchfield

Officer: Jason Hawkes 292153

Approved on 17/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.03

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) UNI

No development shall commence until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence on site until the approved felling and pruning works have been completed. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.

Reason: To ensure the retention of the adjacent trees and in accordance with policy QD16 of the Brighton & Hove Local Plan.

4) UNI

The wooden fencing between the two properties, 3 The Green and Barrowfield Lodge, should be retained during the course of the development to protect the trees in the garden of Barrowfield Lodge.

Reason: To ensure the retention of the trees and in accordance with policy QD16 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location and block plan	1		25th July 2012
Existing plans and sections	2		25th July 2012
Existing elevations	3		25th July 2012
Proposed plans and sections	4 A		11th September 2012
Elevations as proposed	5A		11th September 2012

BH2012/02393

59 Benett Drive Hove

Erection of additional storey with accommodation in roof, rooflights and side extensions.

Applicant: Ms B & Mr R Kennington

Officer: Jason Hawkes 292153

Approved on 19/09/12 DELEGATED

1) BH01.01

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2) BH03.02

No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

3) BH05.08

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste for landfill is reduced and to comply with policies WLP11 of the East Sussex and Brighton & Hove Waste Local Plan and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

4) UNI

The side first floor windows and west facing rooflight hereby approved, as indicated on drawing no.1445/1604B, shall be obscure glazed and non-opening unless any parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the windows. The windows and rooflight shall thereafter be retained as such, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the amenity of the occupiers of nearby adjacent properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

5) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Existing Floor Plans and Section	1445/1602		31st July 2012
Existing Elevations	1445/1603		31st July 2012
Proposed Floor Plans	1445/1604B		7th September 2012
Proposed Elevations	1445/1605C		7th September 2012

WESTBOURNE

BH2012/01205

155 Kingsway Hove

External alterations including roof extensions, raising of ridge height, installation of dormers to all roof slopes and solar panels. Enclosure of existing ground floor terrace to front elevation. (Part retrospective)

Applicant: Scott Welch

Officer: Jason Hawkes 292153

Approved on 18/09/12 DELEGATED

1) UNI

The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Block Plan			20th April 2012
Existing Ground Floor Layout	CDC/2012/005		20th April 2012
Existing First Floor Layout	CDC/2012/005		20th April 2012
Existing Roof Plan	CDC/2012/005		20th April 2012
Existing Elevations	CDC/2012/005		20th April 2012
Proposed Roof Plan	CDC/2012/005		20th April 2012
Proposed Elevations and Cross Section	CDC/2012/005 C		12th July 2012
Proposed Ground Floor Plan	CDC/2012/005		20th April 2012
Proposed First Floor Plan	CDC/2012/005		20th April 2012
Proposed Second Floor Plan	CDC/2012/005		20th April 2012

2) UNI

Prior to the installation of the replacement aluminium windows, a sample of the proposed aluminium window shall be submitted to and approved in writing by the Local Planning Authority. All of the replacement windows shall be installed in accordance with the agreed details and thereafter retained as such.

Reason: To preserve the appearance of the host building and the surrounding conservation area and in accordance with policies QD1, QD2, QD14 and HE6 of the Brighton & Hove Local Plan.

3) UNI

Within 18 months of the date of this permission, all of the windows of the building, including the approved dormer windows, shall be fitted with aluminium framed windows and shall be retained as such thereafter in accordance with the details submitted and approved under condition 5.

Reason: To preserve the appearance of the host building and the surrounding conservation area and in accordance with policies QD1, QD2, QD14 and HE6 of

the Brighton & Hove Local Plan.

4) UNI

The rear dormer window in the north elevation shall be obscure glazed and non-opening to a height of 1.7 metres above the floor of the room in which the window is installed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policy QD27 of the Brighton & Hove Local Plan.

BH2012/02103

Top Floor Flat 64 Sackville Road Hove

Replacement of sliding sash bay window and sliding sash window on front elevation and casement window on rear elevation with new UPVC double glazed casement windows.

Applicant: Steven Johnston

Officer: Robert McNicol 292322

Refused on 11/09/12 DELEGATED

1) UNI

By virtue of having overly thick frames and being casement hung rather than sashes, the proposed windows on the front elevation would have an irregular and unattractive appearance and would appear incongruous in the terrace where timber sashes predominate. The proposal is therefore contrary to policy QD14 of the Brighton & Hove Local Plan, which states that alterations to buildings should be well designed and detailed in relation to the recipient property and the surrounding area.

BH2012/02374

32 Portland Road Hove

Certificate of Lawfulness for proposed single storey rear extension.

Applicant: Mr Lawrence Coppard

Officer: Steven Lewis 290480

Approved on 30/08/12 DELEGATED

BH2012/02556

Former 2 -6 Pembroke Crescent

Application for Approval of Details Reserved by Condition 7 of application BH2012/00500

Applicant: Mr & Mrs Geaves

Officer: Adrian Smith 290478

Approved on 07/09/12 DELEGATED

WISH

BH2012/01818

51 Derek Avenue Hove

Conversion of house to form 2no self contained two bed flats and associated works.

Applicant: Ms Sue Archer

Officer: Helen Hobbs 293335

Refused on 05/09/12 DELEGATED

1) UNI

The proposal is contrary to policy HO9 of the Brighton & Hove Local Plan 2005, which seeks to retain small family dwellings and which only permits the conversion into two or more residential units of a dwelling with an original floor

area of more than 115m sqm or with more than three bedrooms as originally built. The dwelling subject to this application has three bedrooms as originally built, and the original internal floor area equates to approximately 97sqm. Consequently this property is not of sufficient size to be considered suitable for further subdivision and as such the principle of the development is unacceptable, and contrary to the above policy.

2) UNI2

The proposed first floor flat would have an inadequate internal layout, in particular by reason of its lack of a living room area. As such the proposal is contrary to Policy QD27 of the Brighton & Hove Local Plan 2005.

BH2012/01880

331 Kingsway Hove

Application for Approval of Details Reserved by Condition 26 of application BH2011/00227.

Applicant: Southern Housing Group

Officer: Guy Everest 293334

Approved on 05/09/12 DELEGATED

BH2012/02004

89 Payne Avenue Hove

Demolition of existing house and erection of 7no apartments comprising of 4no 1 bed apartments, 2no 2 bed apartments and 1no 3 bed apartment.

Applicant: Hope Trustees

Officer: Mark Thomas 292336

Refused on 06/09/12 DELEGATED

1) UNI

Policies QD1, QD2 and QD3 of the Brighton & Hove Local Plan seek to ensure the efficient and effective use of sites with developments that demonstrate a high standard of design taking into account the height, scale, and bulk of existing buildings. The proposed building, by virtue of its detailing and incorporation of a basement level, would not relate well to neighbouring properties or the wider area. The dwelling would appear as a cramped form of development and an incongruous addition to the street scene. It would be an overdevelopment of the site thereby detracting from the character and appearance of the area, contrary to the aforementioned planning policies.

2) UNI2

Policy QD27 of the Brighton & Hove Local Plan states that development will only be granted planning permission if the proposed development would not result in significant loss of amenity to neighbouring properties. The proposed dwelling by virtue of its bulk, height, positioning, and proximity to the neighbouring boundary represents an overbearing development for users of the school at no. 87 Payne Avenue and the property at no. 91 Payne Avenue, which would result in significant overshadowing, increased sense of enclosure and loss of outlook. Further, the introduction of numerous window openings and balconies to upper floors would result in significant levels of overlooking and consequent loss of privacy to neighbouring properties. As such the proposed development is considered to be contrary to the aforementioned planning policy.

3) UNI3

Policy QD27 of the Brighton & Hove Local Plan requires that new residential development provides suitable living conditions for future occupiers. The proposed ground floor raised walkways to the rear of the property would have an unacceptable impact on the living conditions of the basement flats. They would result in overshadowing, increased sense of enclosure and loss of outlook to these units, and the use of the walkways would have an overbearing and

intrusive impact upon the living conditions of occupiers of the basement flats. Further, the positioning of rear basement windows, looking onto the rear patio areas, would result in a lack of privacy for users of the rooms served by these windows, and of the patio areas themselves. For the reasons outlined the proposed development would not provide for an acceptable level of living accommodations for future occupiers, contrary to the aforementioned policy.

4) UNI4

Policy TR14 states that proposals for new development should provide for facilities for cyclists. Cycle parking should be provided which is secure, well lit, convenient and at ground level close to the main entrance of the premises. Whilst cycle parking has been proposed for seven bicycles, the proposed store is inappropriately small for such a provision, and as such would not genuinely encourage their use. Further, no provision is made for the storage of bicycles of visitors. The proposed cycle parking is considered insufficient and of inadequate quality and, as such, the proposed development is contrary to the aforementioned policy.

BH2012/02093

58 Welbeck Avenue Hove

Demolition of garage and erection of single storey outbuilding for use as ancillary accommodation.

Applicant: Miss Karen Lewis

Officer: Robert McNicol 292322

Refused on 31/08/12 DELEGATED

1) UNI

By virtue of its size and form, the proposed outbuilding would result in a cramped development, relating poorly to the main dwellinghouse and constituting an overdevelopment of the plot. It would have a detrimental impact upon the character of the recipient property and the surrounding area, contrary to policy QD14 of the Brighton & Hove Local Plan 2005.

2) UNI2

By virtue of its height, form and depth, the proposed outbuilding would result in a loss of outlook from the neighbouring garden at no. 60 Welbeck Avenue as well as being overbearing and creating a sense of enclosure detrimental to residential amenity. The proposal would also result in insufficient and poor quality amenity space for the occupants of the recipient property. Further, the installation of a flue on the outbuilding is likely to result in smell nuisance and be an incongruous feature resulting in a negative impact on the locality, contrary to policy QD27 of the Brighton & Hove Local Plan 2005.

BH2012/02128

233A New Church Road Hove

Display of a non-illuminated hoarding sign in front garden. (Retrospective

Applicant: Mr Peter Barber

Officer: Robert McNicol 292322

Approved on 13/09/12 DELEGATED

1) BH10.01

This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

Reason: To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

2) BH10.02

Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

3) BH10.03

Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

4) BH10.04

Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.

5) BH10.05

No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6) BH10.06

No advertisement shall be sited or displayed so as to-

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7) BH10.07

The illumination of the advertisement shall be non-intermittent.

Reason: To safeguard the appearance and character of the area in accordance with policy QD12 of the Brighton & Hove Local Plan.

BH2012/02152

400 Portland Road Hove

Certificate of lawfulness for proposed loft conversion incorporating dormer to side elevation.

Applicant: Mr P Dolan

Officer: Helen Hobbs 293335

Approved on 04/09/12 DELEGATED